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LAND REFORM IN AFGHANISTAN (THE LARA PROJECT)

QUARTLERLY REPORT (2nd Quarter FY-2012)



April 2012

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January – March 2012

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Cover Photo: Members of the female *shura* in Araban settlement are explaining and prioritizing its needs to the LARA project's upgrading work in the Jalalabad City.

DISCLAIMER

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government.

CONTENT

CONTENT	V
PREFACE	VII
ACRONYMS AND ABBREVIATIONS.....	IX
1.0 EXECUTIVE SUMMARY	XI
GENERAL OVERVIEW	XI
OVERVIEW BY COMPONENT	XII
1. Informal Settlement Upgrading, Formalization, Mapping and Urban land use planning;.....	xii
2. “Legal Framework”	xiv
3. Capacity Building Component	xiv
Crosscutting: Gender & Communication	xiv
Ensure Gender Equity Issues are applied across All Components	xiv
Coordinate Communications and PIA Strategies across All Components	xv
2.0 PROJECT ACTIVITIES REPORT YEAR 2, 2ND QUARTER 2012	1
2.1 INFORMAL SETTLEMENTS & FORMALIZATION COMPONENT. ..	1
2.1.1 Expand Institutional Support for the Coordination and Management of Land Services.....	1
2.1.2 Provide Urban Planning Technical Assistance	2
2.1.3 Conduct Upgrading and Formalization Activities in Informal Settlements	4
DEED REGISTRATION, FORMALIZATION OF LAND/OCCUPANCY RIGHTS, & DISPUTE RESOLUTION & COMMUNITY	6
2.1.4 Evaluate Land Registration System, Design Improvements, Build Capacity, and Speed Automation of Land Records.....	6
2.1.5 Evaluate and Reform Inheritance Laws to Support Women’s Access to Land.....	8
2.1.6 Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions.....	9
Problems & Solutions	11
Proposed Activities/Events next Quarter	11
2.2 LEGAL FRAMEWORK COMPONENT.	12
2.2.1 Provide Tailored Technical Assistance to Arazi on Its Operations	12
2.2.2 Conduct BizCLIR/CLIR Real Estate Registration and Real Property Legal Framework.....	14
2.2.3 Assist Arazi to Develop Models for Resolving Land Disputes.....	14
Problems & Solutions	15
Proposed Activities/Events next Quarter	15
2.3 CAPACITY BUILDING COMPONENT.....	15

2.3.1	Provide Institutional Support and Strengthen Capacity of Land Service Providers	15
2.3.2	Provide Technical Support and Capacity Building in Technical Services	17
2.3.3	Capacity Building and Training in MUDA, IDLG, AGCHO, and the Selected Municipality.....	17
	This task has not yet started.	19
	Proposed Activities/Events next Quarter	19
2.4	CROSS-CUTTING COMPONENTS: GENDER AND COMMUNICATIONS	19
2.4.1	Ensure Gender Equity Issues are applied Across All Components	19
2.4.2	Coordinate Communications and PIA Strategies across All Components	19
2.6	COLLABORATION WITH COUNTERPARTS AND OTHER DONORS	20
	LARA PROJECT'S PROGRESS VIS-A-VIS STAKEHOLDERS	22
3.0	FINANCIAL	26
	ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT.....	30
	ANNEX B: ACTIVITY STATUS	46

PREFACE

The United States Agency for International Development (USAID) Land Reform in Afghanistan Project (LARA Project) is managed by Tetra Tech ARD under USAID Contract No. 306-C-00-11-00514-00, with implementation assistance from its partners Tetra Tech DPK, International Land Systems (ILS), Development & Training Services Inc (dTS), and Landesa (formerly the Rural Development Institute). LARA project's primary government partners are Arazi (formerly the Afghan Land Agency), the Ministry of Urban Development Affairs (MUDA), the Independent Directorate of Local Governance (IDLG), as well as the Supreme Court and selected local municipalities.

The purpose of the LARA project is to develop a robust, enduring, and Afghan-owned and-managed land market framework that encourages investment and productivity growth, resolves/mitigates land-based conflict, and builds confidence in government's legitimacy, thereby enhancing stability in Afghan society.

The Project continues USAID/Afghanistan's support for land reform and land rights strengthening that began through the earlier LTERA Project. The LARA project currently comprises an 18-month Base Period and an 18-month Option Period, with a contract amount of \$41.8 million. This Work Plan, however, contemplates a single project term ending in January 2014.

The LARA project is designed to contribute to USAID's AO and Afghanistan National Development Strategy. Three influences will help shape The LARA project's contributions to this Objective: (1) the foundations provided by the former USAID Land Tenure and Economic Restructuring in Afghanistan (LTERA) project that provides a starting point and methods that can be adapted; (2) USAID/Afghanistan management objectives including Afghanization and conflict mitigation; and (3) the following major LARA project objectives:

- Improve property rights delivery (land administration and formalization);
- Enable all citizens (women, minorities, and vulnerable populations) to exercise their rights through public information awareness (PIA);
- Strengthen land dispute resolution processes to reduce conflict and promote peace and stability;
- Promote economic development through clear and enforceable property rights, PIA, land rights delivery, and land dispute resolution; and
- Strengthen institutional, policy, and legal reform to secure property rights for Afghan citizens;
- Provide assistance in the cross-cutting areas of gender, training, PIA, and private sector development.

These objectives are supported by three components that provide the over-arching structure for programming activities and tasks in the work plan are as follows:

1. **“Strengthen Land Tenure Security through Formalization and Upgrading of Informal Settlements”** - Support MUDA, Supreme Court, AGCHO, IDLG, Arazi, Communities and the Municipality of Jalalabad with informal settlements upgrading, formalization, cadastral mapping, women's inheritance and land rights law, community based dispute resolution, laws for urban planning and land use regulation, and training in planning and enforcement (related to SOW Activities 1, 2, 3, 4 & 5).

2. **“Legal Framework”** - Provide limited assistance to Arazi to identify, manage, lease, and obtain revenue from Afghan government lands and provide targeted technical assistance (related to SOW Activities 6 & 7).
3. **“Capacity Building”** - Build capacity of public (AGCHO, Arazi, IDLG, MUDA, Supreme Court) and private sector service providers to improve and streamline land tenure processes to Afghan private and public sectors (related to SOW Activity 8).

ACRONYMS AND ABBREVIATIONS

AGCHO	Afghan Geodesy and Cartography Head Office
AIMS	Afghanistan Information Management Systems
ALCBO	Afghan Land and Capacity Building Organization
ACCI	Afghanistan Chamber of Commerce and Industries
ALCO	Afghan Land Consulting Organization
AIHRC	Afghanistan Independent Human Right Commission
AO	Assistance Objective
APPF	Afghanistan Public Protection Force
ARAZI	Afghanistan Land Authority
BizCLIR	Business Climate Legal and Intuitional Reform
CDC	Community Development Councils
COP	Chief of Party
CLIR	Commercial Law and Intuitional Reform
CRA	Cooperation for Reconstruction of Afghanistan
DCOP	Deputy Chief of Party
DCEO	Deputy Chief Executive Officer
DFID	United Kingdom's Department for International Development
EOL	Expression of Interest
GIRoA	Government Islamic Republic of Afghanistan
dTS	Development and Training Services, Inc.
Harakat	Afghan Investment Climate Facility Organization
KURP	Kabul Urban Reconstruction Project
KCI	Kabul City Initiative
IDLG	Independent Directorate of Local Governance
ILS	International Land Systems
LARA	Land Reform in Afghanistan
LLT	LARA PROJECT Launch Team
LTERA	Land Tenure and Economic Restructuring in Afghanistan

MAIL	Ministry of Agriculture, Irrigation, and Livestock
MCIT	Ministry of Communication and Information Technology
MOU	Memorandum of Understanding
MUDA	Ministry of Urban Development Affairs
NGA	National Geospatial Agency
NRC	Norwegian Refugee Council
PIA	Public Information Awareness
PSC	Private Security Contractors
SDO	Sanayee Development Organization
SWOT	A type of Analysis Consist of Strengthen, Weakness, Opportunity and Time
SGI	Spectre Group International
SOP	Standard Operating Procedures
SUPPORT	Services Under Program and Project Offices for Results Tracking
TLO	The Liaison Office
USG	United States Government
USAID	United States Agency for International Development
WLRTF	Women Land Rights Task Force

1.0 EXECUTIVE SUMMARY

GENERAL OVERVIEW

Across the components, this quarter has demonstrated a growing trust and cooperation between USAID's LARA project and its six counterparts, Arazi (MAIL), IDLG/GDMA, Jalalabad municipality, MUDA, AGCHO, and the Supreme Court. The strength of these working relationships is demonstrated in the achievements during the last quarter and has set the stage for a productive third quarter. Achievement highlights include:

- The unanimous selection of two settlements in Jalalabad to begin project activities during a meeting hosted by the Deputy Mayor of Jalalabad and attended by MUDA, DUDA, Arazi and municipal officials. Since then, LARA has conducted field surveys in the settlements, updated information on GIS maps and conducted a series of meetings with municipal engineers and community leader to determine resident problems and priorities.
- Foundational work necessary to ensure the appropriate set up of IT systems for counterparts is proceeding including Business Area Analyses for AGCHO, Supreme Court *Makhzan*, and Arazi. SOWs for refurbishment in select counterparts, IT equipment, textbooks and GIS were completed and will commence implementation during the next quarter.
- The LARA Legal team worked in close coordination to plan a series of seven Land Law public consultations throughout the country. These consultations will take place during the next reporting period. They will allow citizens to voice their opinions regarding the proposed land law reform. They also provide Arazi the opportunity to fine tune the proposed legislation following public input and will provide Arazi the chance to take a more prominent national role in Afghanistan when it comes to land issues.
- A Grant awarded to local CSO to increase awareness on women's land and inheritance rights. In addition, WLRTF members have taken on the added responsibility to advocate for and to mobilize support for women's inheritance and land rights.
- Capacity building for LARA counterparts has begun in earnest. One week Basic IT course for ten Arazi staff was successfully completed in Kabul. Over the next quarter this training will continue for counterparts in Kabul and Jalalabad. LARA staff conducted a series of trainings for Jalalabad municipal staff on Open Title software demonstrating how each property portfolio can be indexed. Two MUDA staff completed their seven-week World Bank Institute course on "Sustainable Land Use Planning." Finally, LARA conducted a well-received one week training in "Fraud Detection and Prevention" for LARA's private sector partners.

OVERVIEW BY COMPONENT

1. Informal Settlement Upgrading, Formalization, Mapping and Urban land use planning;

During this reporting period, Component One geared up its efforts towards collating information in each of the 25 informal settlements identified in late 2011 in Jalalabad by conducting informal consultations with mid-level staff of all concerned land authorities for the short listing of settlements deemed appropriate for upgrading and formalization. During the meeting, which was hosted by the Jalalabad Deputy Mayor in early February and attended by MUDA, DUDA, Arazi, JM officials, all stakeholders unanimously selected the two settlements of Araban and Campoona as the areas where the LARA project could start its activities. Since the meeting, the team has been conducting field surveys to assess the physical conditions of the streets and infrastructure and updating the information on the GIS maps. In March, the team held a series of meetings with the municipal engineers and *wakil-i gozars* to determine concerns of the residential population and start a process of prioritization of problems.

The Socio-Economic & Housing Baseline Survey was also completed and its key findings were presented in two consecutive sessions held in Jalalabad Municipality and MUDA in Kabul to a whole range of stakeholders. Attendance and feedback was excellent at both events.

In parallel to these planning activities, the team has also made progress in regards to the implementation of OpenTitle™ in the Revenue and Property Departments of Jalalabad Municipality. With the endorsement of GDMA, LARA's System Analyst has been conducting a series of live demonstrations of the software in its Pashtu version, showing how the information for each property portfolio can be easily indexed. An excellent relationship was established with UNDP/ASGP which will provide LARA all its paper database and maps for integration with OpenTitle™.

The cadastral specialist and GIS expert have focused their attention on developing strategies to enhance the technical capacity of AGCHO Cadastre both in Kabul and Jalalabad. SOWs for training and refurbishment, and RFQs for IT and surveying equipment have been drafted in this period.

In terms of technical assistance to MUDA, two staff from MUDA have also successfully completed and passed their seven week World Bank Institute online course on "Sustainable Land Use Planning". The SOW for GIS training was finalized in February and has gone out for tender, while MUDA submitted 35 candidates for this course – demonstrating a deep interest for technical training. The SOW for the refurbishment for DUDA has been drafted and will be finalized in April.

Coordination has taken place with the local authorities in Jalalabad, whose most evident outcome is the actual setup of a *Jalalabad Urban Coordination Meeting* by the Mayor – an initiative proposed by LARA in February – matched by regular discussions with GDMA, MUDA and AGCHO in Kabul. Despite good intentions, the Urban Steering Committee that was set up in MUDA soon after the Upgrading and Formalization Workshop held in November 2011, has not yet met. The change of MUDA's leadership in February has hindered all efforts until now (the first meeting is due to take place in mid April).

Overall, Component One has been very active (particularly in Jalalabad) to advance its planning and upgrading activities, but also to ensure the appropriate setup of IT systems and provide technical assistance to its counterparts. The next couple of months should see an intensification of activities and progress on all fronts.

a. Deed Registration, Formalization of Land/Occupancy Rights

During the first three months of this year, the cadastral specialist and the system analyst experts worked closely with AGCHO Cadastral Survey Department in Kabul and also in Arazi headquarters. The cadastral expert was heavily involved with AGCHO Cadastral Survey Department and AGCHO Training

Institute preparing SOWs for IT general office equipment, IT equipment, textbooks, GIS training, refurbishing electrical infrastructure and preparing an RFP for cadastral survey of two settlements in Jalalabad.

One of LARA's system analysts was involved on preparing the Business Area Analysis (BAA) of AGCHO Cadastral Survey at Kabul headquarters. This study is essential to understand the current paper-based cadastral and survey processes and provide an IT approach capable of integrating several current tasks on few or minimal steps.

LARA's other system analyst conducted a Business Area Analysis (BAA) of Supreme Court *Makhzan* in collaboration with Harakat. It is important to mention that Harakat will launch an RFP to digitize more than 740,000 deeds with LARA scanning and archiving software suite (GRM Registry Backfile).

Since early March, LARA met with Harakat and Arazi frequently and the IT Systems Analyst team became involved with more detailed analysis. The main issue was to define an action plan to conduct a series of analyses at Arazi headquarters. The IT team has already started the Business Area Analysis (BAA) with total cooperation of Arazi's staff.

b. Evaluate and Reform Inheritance Laws to Support Women's Access to Land

During this quarter the Gender unit developed a comprehensive gender analysis questionnaire, and conducted the gender audit assessment at LARA project, almost every staff member of LARA was interviewed. Afterwards, the Women's Land Rights Task Force members participated in the planning of women's land rights campaign and developed a three-month work plan. The Women's Land Rights Awareness raising grant was approved by USAID, and the grantee started implementation in March. Also, the Gender assessment was finalized and submitted to USAID for approval.

c. Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions

During the reporting period, Dr. Ali Wardak conducted an assessment that proposed rules and guidelines for Community Based Dispute Resolution (CBDR) in Jalalabad, taking into account local practice and successful processes from other regions. As part of the assessment Dr. Wardak conducted a field study based on 28 unstructured interviews and several focus group discussions was conducted between December 17 and January 7 in Kabul and Jalalabad. Participants in Kabul included LARA's legal unit staff, USAID's Rule of Law Stabilization Program (Informal Component) staff, Arazi Land Dispute Resolution Directorate staff, the Deputy Director of *taqnin* (legislation) at the Ministry of Justice, the head and one judge of Kabul's Court of Documentation, and members of LARA's Women Task Force. Participants in Jalalabad included the head of USAID's Rule of Law Stabilization Program (Informal Component), the Deputy Governor of Nangarhar Province, the Deputy Mayor of Jalalabad City, the head of the Building department at Jalalabad Municipality, the head of the provincial Court of Appeal, the head of the Civil Law Department at the provincial Court of Appeal and his deputy, the head of the Documentation department of the provincial Court of Appeal, the head of Jalalabad's Primary Court and its key judicial staff, the heads and key staff of Afghanistan Independent Human Rights Commission's (AIHRC) and of the Ministry of Women Affairs (MOWA) in Jalalabad, the head and deputy head of Nahia 5 police station, the dean and a lecturer of Shari'a Faculty at Nangarhar University, and selected Jirga/Shura elders, *imams*, and *wakil-i gozars*, (neighborhoods) from each of Jalalabad's six districts.

During the reporting period LARA also chose the Afghan NGO, TLO, for the CBDR grant. By the close of March LARA was awaiting approval from USAID to issue the grant award. The purpose of the grant will be to develop Rules and Guidelines for CBDR and integrate findings of the Dr. Ali Wardak's report in the CBDR guidelines.

2. “Legal Framework”

To ensure greater donor and project coordination, LARA discussed with USAID, DFID and the World Bank in detail their respective mandates, achievements and the way forward with government institutions particularly with Arazi. The LARA project discussed the Land Management Law, anticipated regional land law consultation workshops, technical trainings, communication campaigns, dispute resolution assessment and provisions of tools and equipment for Arazi’s training halls with the CEO of Arazi.

In response to a request by AGCHO, LARA and AGCHO technical committee members began a complete review and revision of the Cadastral Law. As a first step the team began drafting the primary terms and definitions sections of the cadastral law and put together a Law Drafting Matrix for the AGCHO legislation. The team has also reviewed all the AGCHO relevant legislation and identified the sections to be incorporated in the revised AGCHO Law.

The LARA team also had discussions with the Director of Kabul Makhzan of the Supreme Court to discuss the new IT system for computerization and management of title deeds in Makhzan. The LARA project team provided detailed information about the LARA project and its objectives. Access to the information was also requested for the LARA project to check the status of the existing database. The Director of Makhzan was pleased with the assistance and agreed to provide access to the information in order to evaluate the existing database and the overall processes and procedures that will help the design of the IT system and initiate the process as effectively as possible.

3. Capacity Building Component

Achievements for the LARA Capacity Building during the quarter included the delivery and management of Fraud Detection and Provision training to private sector partners, and the development of the Arazi training manual for technical issues including land clearance, land transfer, land lease, land grabbing and land dispute resolution. This will become the basis for the Arazi technical training scheduled to begin during the next quarter. During the quarter, LARA conducted a one week course in Basic IT Skills training to ten Arazi staff based in Kabul. During the next quarter this training will be rolled out in Jalalabad for LARA counterparts and an additional training in Kabul. Forty participants total will have taken the training. During the quarter the Capacity Building Component also finalized preparations for the Arazi Basic Management Skills training scheduled for 60 Arazi, AGCHO, DUDA and Jalalabad municipal staffers in Jalalabad and Kabul. This training will be conducted during the next quarter.

Crosscutting: Gender & Communication

Ensure Gender Equity Issues are applied across All Components

During this quarter the Gender unit developed a comprehensive Gender analysis questionnaire, and conducted the gender audit assessment at LARA project. The purpose of this analysis was to assess the gender context in which the program is operating. It was used to help project staff to understand gender roles and power dynamics related to the project’s development problem strategies and develop activities that are both efficient and equitable, as well as ways to monitor and evaluate gender impact within the project.

In consultation with WLRTF members who are Afghan Legal Code experts, LARA’s gender legal expert drafted a proposed revision of women’s inheritance law enforcement procedures. The draft was shared with the DTs for further improvement and finalization and will be finalized next quarter. During this quarter the Women’s Land Rights Task Force members (WLRTF) was introduced to the LARA project’s overall goals and objective. The task force’s conducted a total of four meetings during the quarter in both Kabul and Jalalabad.

To address the issues of low public awareness and exercise of the women's inheritance law, a Request for Applications (RFA) with the title of Women's Inheritance and Land Rights Awareness was announced and a grant awarded to a local organization.

Coordinate Communications and PIA Strategies across All Components

For most of the reporting period, LARA's communication department recorded and preserved a number of the events and activities in each of the components for further use by the project staff and to illustrate these accomplishments with the various stakeholders of the LARA project. Communications staff members also initiated work on constructing the project's website, which will be completed in May. The LARA team also hired a new communications director in March. Steven Susens, a former senior development outreach and communications director for USAID/Afghanistan has taken over the department and is working with the various teams to build and roll out a number of public information campaigns and awareness campaigns to showcase the project's communication strategies.

2.0 PROJECT ACTIVITIES

REPORT YEAR 2, 2ND

QUARTER 2012

2.1 INFORMAL SETTLEMENTS & FORMALIZATION COMPONENT.

During this reporting period, Component One has advanced on a number of activities and tasks foreseen in its work plan. The team has conducted a series of coordination meetings, presentations, consultations, live demonstrations, planning exercises both in Kabul and in Jalalabad that have led to the selection of two informal settlements where it can start its activities and the consequent launch of planning activities at the community level. Outputs have included: the collation of data on each informal settlement and the definition of upgrading and formalization criteria; the finalization of lists of equipment to be procured for AGCHO and educational institutions in Kabul; the completion of the Socio-Economic & Housing Baseline Survey in 25 informal settlements in Jalalabad; the completion of training courses in the spheres of IT and Land Use Planning for key counterparts; as well as the first steps for the implementation of OpenTitle™ in the Revenue Department of the Municipality.

2.1.1 Expand Institutional Support for the Coordination and Management of Land Services

Task 2.1.1.1: Identify institutional stakeholders and implementing agencies in the target Municipality beginning in Jalalabad with potential for up to two other locations

Having developed an excellent relationship with representatives from each of the key institutions, in particular the Municipality, MUDA/DUDA, AGCHO and ARAZI, the LARA project team has continued to engage technical staff of these institutions in all its activities and report on a monthly basis to GDMA and MUDA.

Task 2.1.1.2: Support appropriate coordinating mechanisms amongst institutional stakeholders etc

In Kabul, the LARA project team has taken part to all three Technical Working Group (TWG) meetings organized by IDLG/GDMA in this period. Held over two days on a monthly basis, the TWG meetings are conducted for implementing agencies working in the provinces to present and discuss their activities according to four CLINs/ spheres of work. These occasions have provided the optimal platform for the LARA team to present progress updates, achievements as well as propose and discuss the adoption of OpenTitle™ in the Jalalabad Municipality Revenue Department.

In Jalalabad, the team has suggested to the Municipality to organize an *Urban Coordination Meeting*, an idea that the Mayor has enthusiastically adopted and is now chairing on a weekly basis, every Sunday. The Coordination Meeting is attended by some 8-10 people from UN-HABITAT, UNDP/ASGP, LARA and RAMP-UP.

Task 2.1.1.3: Support Improvements to Selected Technical Offices

In the last quarter, the team has prioritized the development of the SOWs for the refurbishments for the AGCHO Cadastre office in Kabul and the DUDA office in Jalalabad. An electrical engineer has been recruited to ensure that all the equipment provided by LARA in the next months as part of its technical assistance is appropriately cabled and protected from electrical shortcomings and hazards.

The AGCHO refurbishment work will consist of repairs to windows and doors, installation of a wall partition (in PVC, wood and masonry), tiling of bathrooms and kitchen, plumbing, electrical wiring, upgrading of networks system, removal of old plastering, new plaster, painting of interior and exteriors walls, roof insulation. No structural work is anticipated. The estimated investment is approximately \$30,000 for building improvements and \$58,000 for electrical upgrading. The refurbishments are due to start in June and will be conducted by an Afghan construction company.

The DUDA refurbishment works envisage similar works as AGCHO, in addition to two water reservoirs, and most probably a set of solar panels to address its most immediate priorities which are water and electricity. The team has received a full list of IT and furniture requirements from DUDA leadership and will attempt to accommodate their requests.

2.1.2 Provide Urban Planning Technical Assistance

Task 2.1.2.1: Assess Urban Planning Issues.

The team has been engaged in collating further geo-referenced data, updating the GIS maps that it started to produce in the last quarter. With the aim of expanding the information base at the city scale, the GIS specialist is updating the Map of *Who is Doing What, Where* in an effort to provide a useful coordination tool for the Jalalabad Urban Coordination Meeting that meets on a weekly basis under the auspices of the Mayor. The Land Use Map has also been updated to include all the agricultural plots that are visible within the Municipal boundaries.

The findings of the Socio-Economic & Housing Baseline Survey, whose field work was completed in January with the focus groups, have provided the team a wealth of information on the informal settlements. According to the data, a third of occupants are tenants – which is useful because a high number of tenants usually poses a challenge during the implementation of upgrading whereas some household feel less willing to engage or invest in the project or threatened by the rise in rent prices after the conclusion of the upgrading works. Another important finding is that people are significantly satisfied with their tenure arrangements and do not feel threatened by eviction. This can be explained by the fact that nearly one-fifth of households own a *Sharayee Qabala* (legal deed) while a third have an *Urfi Qabala* (customary deed). The latter consider their customary document as trustworthy as the legal deed. Another explanation lies in the fact that over the past four decades, the municipal authorities have been unable to enforce regulations and development control, thus effectively giving squatters and land grabbers an overall sense of impunity. Most are aware of the fact that eviction or demolitions are politically sensitive, socially unacceptable and economically irrational. Yet, ignoring the problem will not make it disappear – and this is why how to deal with existing informal settlements and progressive land grab is one of the most challenging problems for the current administration.

Task 2.1.2.2: Improve GIROA and Stakeholder Coordination.

The LARA team is continuing to take an active part to the Technical Working Groups organized by IDLG/GDMA in Kabul. The meetings, which take place over two consecutive days on a monthly basis, are attended by all implementing partners operating at municipal level, for a total of 12-15 people. Agencies are regularly requested to present project progress and to submit Monthly Reports. From March onwards, partners have been advised that the meetings will be held in Dari.

Throughout the reporting period, the Component One team has repeatedly encouraged MUDA officials to establish the Urban Steering Committee but with little success. The change of leadership in February has hampered all efforts to set the Committee in motion despite concerted pressure from GDMA, USAID, LARA and UN-HABITAT. The only tangible result was to have a preparatory meeting with H.E. Deputy Minister Salek to determine the logistics of the Secretariat and discuss the mandate of the Steering Committee.

In Jalalabad, the team's proposal to hold an Urban Coordination Meeting was enthusiastically adopted by the Mayor who since a month chairs a meeting attended by all agencies operating in the city, for a total of 12-15 people per session.

Task 2.1.2.3: Draft Joint Urban Planning Procedures.

The lack of clear procedures for city planning affects not only the growth of cities, but also the improvements to existing urban areas which remain a "grey area" that the planning authorities tend to ignore. In February, the GDMA has approached the LARA team to request assistance to review the Strategic Planning Drafting Guidelines, a document drafted by MUDA in 2011. The team has translated the document and will be looking into it in May. This effort will contribute to the consolidation of planning practices between the different institutions – in particular MUDA and GDMA – and also inform future training sessions.

Task 2.1.2.4: Organize Legal Clinics aimed at reviewing land-related and urban planning legislation.

Component One has drafted an extensive SOW for a Legal Urban Specialist that will be recruited as STTA to help urban stakeholders address the severe vacuum in the present legal framework. The participatory assessment held in MUDA in December highlighted how the Legal Department is mainly tasked to focus on internal legal issues with staff and contractual aspects, rather than regulating and enabling the urban sector. The Legal Urban Specialist will be tasked to carry out a review of the existing land-related and urban planning legislation, conduct consultation workshop, recommend improvements to the existing legal framework, and conduct participatory workshops ("Legal Clinics") that will involve the Legal Department and the Norms & Standards Department of MUDA as well as the legal staff in GDMA, and conduct legal training sessions. The latter are aimed to expose Afghan planning professionals to more contemporary planning legislation and the concept of "enabling strategies".

Task 2.1.2.5: Draft Urban Development Guidelines.

The final output of the above-mentioned Legal Urban Specialist's work will be the drafting of an Urban Development Guidelines Booklet, focusing on key guiding principles regarding zoning, land use and land use change, building heights, acceptable infrastructure standards in existing areas, as well as on incentives and disincentives that are deemed appropriate to the local context in order to address uncontrolled land use transformation, development of informal settlements in contravention of city plans, real estate speculation, land grabbing, depletion of natural resources and the cause of environmental hazards. The guidelines will be developed during the settlement planning process.

Task 2.1.2.6: Organize Urban Planning Clinics to improve land use planning processes and outputs.

Component One's participatory approach towards hands-on planning has been widely recognized as a successful way to bring professionals together in what is ultimately a capacity-building exercise with tangible mapping and planning outputs. In the past three months, the team has continued to engage a wide range of technical staff from MUDA, DUDA and Jalalabad Municipality. The outreach has involved since the very beginning of LARA's project two young engineers from MUDA's City Planning Department (Kabul) that have now learned through practice how to conduct participatory consultations to gather information, as an alternative to the conventional approach that MUDA adopts to obtain

information. In terms of outcomes, these exercises have been rather rewarding because they have helped to build an excellent level of trust and mutual exchange with municipal and ministerial staff. They have also reassured counterparts that LARA is committed to consulting and involving them in the planning process.

Task 2.1.2.7: Incorporate Informal Settlements into GIS-Based City Maps and Plans.

To date, LARA's GIS specialist has digitized 100 percent of the Jalalabad city (within its municipal boundaries), from the 10 cm Buckeye aerial imagery received in October 2011, for an approximate total of 16,300 parcels. It is understood that parcel boundaries in the informal settlements of Araban and Campoona will have to be checked on the ground, but in the meantime this work has allowed the team to calculate with some degree of accuracy how many parcels need to be regularized to solve informality within the district boundaries. Once compared with the maps produced by UNDP/ASGP, the maps produced by the LARA project will also be used by the Revenue Department as a basis for the geo-referencing of the Safayee tax, as well as a basis for AGCHO's record updating.

Task 2.1.2.8: Assist Municipalities with Property-Based Revenue Collection

In the last quarter, ILS' Software Analyst has worked alongside colleagues from RAMP-UP, UN-HABITAT and UNDP/ASGP to coordinate the most suitable formats and procedures for the setup of an IT system for property-based revenue collection. After a couple of presentations held both in Kabul and Jalalabad, the team received the endorsement it was seeking from the leadership of GDMA and is not proceeding with the implementation of OpenTitle™ in Jalalabad Municipality. The paper database produced by UNDP/ASGP for the Districts 2 and 3 will be digitized and the data can start to populate the OpenTitle™ database.

2.1.3 Conduct Upgrading and Formalization Activities in Informal Settlements

Task 2.1.3.1: Assist MUDA to Develop Criteria for Informal Settlements Upgrading.

During this reporting period, Component One analyzed and synthesized the technical information collected on all informal settlements in Jalalabad, and the opinions of MUDA, DUDA, GDMA and JM regarding their suitability for upgrading and formalization. This process entailed the consultation of all urban-related government authorities. The criteria for their selection were drawn from MUDA/KURP's 2010 Urban Upgrading Policy Document, which was widely disseminated during the USAID-supported Workshop on Upgrading & Formalization Workshop held in October 2011. These were complemented by some additional criteria specific to the Jalalabad context. The final document summarizes whether the conflicts derive from a zoning or land use perspective, the evidence of ownership disputes or due to environmental hazards. Each area snapshot includes a map of the settlement, as well as hectares and parcels number, land ownership, type of property documents, spatial layout, land use and any environmental hazards affecting the area. LARA project's team has made an effort to analyze all the possible variables regarding any element of contention. The objective of the exercise was to provide decision-makers with all the information required to identify the most suitable settlements for future upgrading and formalization work to be implemented by the LARA project. From a first analysis, the team identified a couple of relatively "easy" areas such as the adjacent settlements of Araban 1 and Araban 2 (in total, 777 parcels), very close to the city centre. Araban is private land, which makes the regularization process relatively straightforward.

Task 2.1.3.2: Conduct a Workshop on Upgrading and Formalization.

Completed in November 2011.

Task 2.1.3.3: Develop Manual/Handbook to Guide/Standardize Upgrading Work.

It is anticipated that the know-how developed by the KURP team in Kabul will provide a basis for this assignment. Component One has drafted a SOW for this task and will be soon in touch with a number of potential NGOs who could produce this manual. The manual will be part of a wider effort to develop a common understanding amongst implementing agencies and institutions of the most appropriate upgrading approaches and procedures at a national level.

Task 2.1.3.4: Select Informal Settlements.

On February 6, the technical team from Component One travelled to Jalalabad on a mission focused on different elements of its work plan, including the discussion on criteria for the selection of informal settlements. The mission team included two representatives from IDLG/GDMA, the Head of the Jalalabad Master Plan from MUDA Eng Zmaray and two USAID representatives, including Dr. Jawid Tahiri. The team briefed the Deputy Mayor on the findings drawn from the consultations held with different counterparts regarding the selection criteria for informal settlements. The Deputy Mayor appeared impressed by the depth of the technical information collected and showed interest in the legal and procedural assistance that the USAID/LARA project would provide, but stressed the fact that while everybody may agree “in principle”, the reality of formalization in practice is extremely complex and often difficult to implement. Following this first discussion, the Deputy Mayor invited the other stakeholders to appraise options and decide on the next steps for upgrading and formalization.

The meeting was attended by 12 people who, aside from the LARA project team, included Eng Zmaray, two representatives from GDMA, Head of DUDA Eng Zakhil, his deputy engineer, a senior representative of Arazi, the head of the municipal engineering department and two USAID officials. The LARA project team briefed participants about the work undertaken to collate all the background material on each of the 25 informal settlements identified in Jalalabad and the results of the consultations held with mid-level officials regarding the upgrading and formalization selection criteria. The participants discussed at length the opportunity that the USAID/LARA project offers towards assisting local authorities to solve the legal aspects related to the regularization of informal areas. Dr. Tahiri (USAID) emphasized the prospect of Jalalabad pioneering such endeavor and becoming a model for other cities in Afghanistan. Each participant was given the chance to express his opinion and recommendations. Towards the end of the session, the Deputy Mayor galvanized the group who, in the space of a few minutes, chose Araban and Campoona as the two sites where the LARA project can undertake Upgrading and Formalization work. Araban is on private land, while Campoona is an example of settlement developed over government land. Despite the anticipated difficulties in determining the property status and engaging the authorities for the required change of land use, it is important that the LARA project engage in such a case, if it is to make any kind of broader impact on settlement regularization processes in Afghanistan.

Task 2.1.3.5: Conduct Legal and Procedural Training for MUDA and Stakeholders.

This task will be conducted by the same expert in charge of developing legal clinics for the benefit of MUD/DUDA and GDMA/Municipal officials.

Task 2.1.3.6 Develop Communication and Community Outreach Strategy.

In March, the Deputy Mayor and Municipal Communication Specialist requested the LARA project fund the printing of the Jalalabad Quarterly Magazine. The magazine is usually supported by UNDP/ASGP, but for this issue, UNDP had some unforeseen problems with the release of the funds. After verifying the circumstances with ASGP and obtaining approval from USAID, the team wrote an article depicting the LARA project and funded the overall printing of 1,000 copies of the magazine, which was distributed in late March. The combined support of UNDP and USAID has been jointly acknowledged in terms of branding, since ASGP assisted the Municipality in the drafting of this issue.

The team also submitted to GDMA a factual text depicting the LARA project to be uploaded on the IDLG website.

Task 2.1.3.7: Develop Community Upgrading Plans.

On March 26-28, Component One organized a three-day mission to Jalalabad aimed at gathering all the relevant stakeholders to start consultations on planning and upgrading priorities in the Araban informal settlement. The first workshop took place in the Jalalabad Municipal Hall and was attended by 17 participants, which included engineering staff from Jalalabad Municipality and District officials. After an opening speech by the Deputy Mayor, the group initiated the consultations to discuss their concerns about the Araban area. One of the main issues raised is the limited access to their homes due to insufficient roadways. Narrow streets are – as in most organically-grown settlements – impeding the access of emergency vehicles and garbage trucks, as well as obstructing the use of private cars. Most property owners would be ready to give away part of their property to facilitate the widening of certain streets and allow for streets readjustment. The second priority is drainage, as well as the graveling and asphaltting of roads. As a third priority, there is insufficient water and electricity coverage in the whole Araban area. The fourth priority is the random dumping of waste that results in acute health and hygiene concerns in the summer.

In parallel to the workshop held in the municipality, a member of the Gender and Conflict Resolution team accompanied by LARA project's senior construction engineer conducted an intensive consultation exercise with the female Shura that is active in the Araban area. The meeting, attended by six women, was held in Araban. The participants also discussed their concerns prioritized the problems. The priorities included the poor conditions of the main unpaved road through Araban that generates annoying dust for the residents, the lack of an appropriate space to hold shura meetings, outdated and poor sanitation systems that are inadequate and contribute to health hazards, the inappropriate dumping of garbage in the streets, and the accumulation of waste water in the proximity of the girls' school. The women also asked the LARA project team to provide them a park or playground for their children, but unfortunately Araban does not have any available land for this purpose.

Task 2.1.3.8: Issue Competitive Tenders for Upgrading Projects.

A first tranche of competitive tenders are due to be issued in May 2012.

Task 2.1.3.9: Implement Land Formalization and Upgrading Work.

A number of priority investments will be made in those areas defined as priorities during the community consultations according a sequencing that will allow the project to offer tangible and visible improvements in the neighborhood.

DEED REGISTRATION, FORMALIZATION OF LAND/OCCUPANCY RIGHTS, & DISPUTE RESOLUTION & COMMUNITY

2.1.4 Evaluate Land Registration System, Design Improvements, Build Capacity, and Speed Automation of Land Records

Task 2.1.4.1: Assess Supreme Courts Land Registration System

LARA project's Systems Analyst team has been involved since early January on meetings and on-site inspections with Supreme Court staff and preliminary Business Area Analysis (BAA) has been conducted. The main goal this BAA is to review and assess the current situation associated to deed registry paper-based transaction processes and to design a Computerized Deeds Registry Transaction System (CDRTS).

Task 2.1.4.2: Support Legal Recognition of Customary Deeds.

This activity will begin next quarter.

Task 2.1.4.3: Support Digitization of Title Deeds and/or other Documentary Evidence of Land Rights.

In March, Harakat released a call for expressions for the computerization of at least 500,000 property deeds in Kabul Supreme Court and 11 provinces. This was to build on the previous archive conversion efforts funded by the USAID LTERA Project and follow on Harakat funding for similar activities. Conversion of the deeds was expected to be carried out using the MS Access based system previously developed through LTERA in 2006, or another system developed by the successful tenderer.

LARA project's IT team has been involved on a series of meeting with Harakat in March to define strategies to digitize property deeds from the Supreme Court. As a result, Harakat will launch a RFP by the end of April and early May, and as assurance to use LARA project's solution to check and clean previous digital documents as well as scan and digitally archive more than 74,000 deed documents. Harakat commitment in this coming contract is based on financing the following:

- The scanning and indexing of approximately 740,000 of eight types of deeds in Kabul and 11 provinces
- The checking and cleaning of data associated with previous archive conversion activities funded by USAID and Harakat (LTERA and LRMP-1), covering more than 1 million property deeds
- Minimal infrastructure refurbishments
- Reorganization of physical records and acquisition of new physical storage solutions where required
- Procurement of desktops, servers, digital cameras, scanners, DBMS software, and networking according to specifications provided by LARA project technical specialists

The LARA project submitted a proposal to USAID the past January to start implementing a Digital Registry Archive Conversion System (DRACS). However, USAID requested clarifications by the end of March, which LARA project's team responded to accelerate the implementation of DRACS. DRACS will become an important component of Harakat project and will be essential for this data conversion endeavor.

Task 2.1.4.4: Streamline and Automate Land Records.

The Supreme Court Deeds Registry transaction processes reviewed in January and February requires communication and data exchange with the municipalities and the Afghan Land Authority (Arazi). To that end, the Computerized Deeds Registry Transaction System (DRTS) is a keystone platform within the proposed Afghan Land Information System (AfLIS) that will be conceptualized, and some components – such as CDRTS – will be delivered, through the LARA project by next option period. LARA project's IT team is preparing the strategy and conceptual CDRTS to be submitted by early May to USAID.

Task 2.1.4.5: Develop SOPs and Service Delivery Standards.

This task will begin next quarter.

Task 2.1.4.6: Conduct Training Programs.

Assuming the project is awarded the option period, this task will begin during the third quarter of 2012

Task 2.1.4.7: Expand Awareness of New Procedures and Standards.

This task will begin next quarter.

2.1.5 Evaluate and Reform Inheritance Laws to Support Women's Access to Land

Task 2.1.5.1: Undertake Gender Assessment.

A gender assessment was prepared that identifies and analyzes the law and practices related to women's property rights. The Gender Assessment Report was shared with USAID during this quarter for comments and approval. After receiving the comments and suggestions, the Gender team is finalizing the document and will return it to USAID for approval.

The assessment is qualitative in nature and intended to provide illustrations of how women's property rights may be weak in Afghanistan. This assessment identifies the formal, informal and legal and regulatory framework for women's property rights and points of entry for reform and/or interventions which are feasible, within the LARA project's overall scope, and realistic given the social, legal and political environment. In addition, the assessment's recommendations can be implemented by the LARA project to improve women's land rights access. The assessment also identifies local champions, where appropriate, for any recommended interventions, and potential partners or collaborators in follow-on activities. Recommendations include:

- Expanding access to women to dispute resolution mechanisms for land related disputes.
- Improving the likelihood that women gain their rights to land via inheritance.
- Encouraging *mahr* as a way to ensure that women gain some land at marriage.
- Conducting a broad awareness raising campaign on the relevant provisions of the law.
- Providing a text of laws and training on women's land rights to dispute resolution actors including religious leaders, traditional leaders, those charged with executing decisions, judges.
- Understanding the specific source of women's' insecure property rights and target interventions accordingly. This may mean different interventions for different ethnic groups of different geographical areas.

Task 2.1.5.2: Form Women's Land Rights Task Force & Advocacy Coalition:

During this quarter the Women's Land Rights Task Force members (WLRTF) introduced the group's overall goals and objectives. The task force has held four meetings during this quarter in Kabul and Jalalabad. Currently, the WLRTF has 12 permanent members, but may increase its membership based upon the needs and activities of the group. The Task Force members have elected Aryan Yoon, a Member of Parliament, as the Chair and Mr. Mawalwi Mustafa Barkzai, the Head of Archives at Supreme Court, as the Secretary.

In addition, the Task Force Members have developed a three-month action plan that provides support and advocacy responsibilities for women's land and property rights. The plan includes a nationwide awareness campaign, which will include roundtables discussions, printed materials such as billboards, brochures, posters, public service announcements for radio and television, as well as meetings with the stakeholders and the governor of Jalalabad to advocate for women's rights through several discussions.

Finally, the Task Force members have played an important role in the implementation of Women's Inheritance and Land Rights awareness raising grant. They have provided feedback on better implementation approaches and specific recommendations to the Afghan context. The group also acts as a consultative body for the grant and reviews all printed materials, methodology and the overall program agenda of the project. The group also played an important role in reviewing the radio messages and Public Service Announcements for this project.

The LARA project will update the WLRTF regularly on the progress in implementing the Action Plan and provide administrative support to Task Force.

Task 2.1.5.3: Evaluate Legislation Affecting Women's Access to Land and Assist with Legal Reforms.

In consultation with Afghan Legal Expert members of the WLRTF, LARA project's Gender Legal Specialist drafted a review and proposed reforms to women's inheritance law enforcement procedures. The review and proposed reform will be completed during the next quarter. The draft was shared with the DTS for further improvement and finalization. According to this report, findings and recommendations will be included in the activity plan of Gender Unit. The WLRTF will work with national, provincial, municipal and district officials to promote their understanding of the constraints upon the enforcement of the laws and to identify with them the actions they are able to take to improve their enforcement. The LARA project will apply the recommendation as a guide in the advocacy campaigns and share it with the other line ministries to improve and enforce the law procedures.

Task 2.1.5.4: Raise Women's Inheritance and Land Rights Awareness

To address the issues of low public awareness and exercise of the women's inheritance law, a Request for Applications (RFA) with the title of Women's Inheritance and Land Rights Awareness was announced during last quarter and a grant was awarded to the Women & Children Legal Research Foundation (WCLRF). The grant is designed to increase awareness to the public on land, inheritance and property rights of women. The project includes 17 community "conversations" in 17 districts of Kabul and Jalalabad. It also includes Public Service Announcements, 12 roundtables discussion with Members of Parliament, government officials from Ministry of Women's Affairs (MoWA), the Ministry of Justice (MoJ), the Ministry of Rural and Development (MRRD), and members of the land management administration on women's property rights. During the quarter, the WCLRF prepared a comprehensive project activity plan, and recruited eight project staff which includes seven women and one man. In addition, the WCLRF has announced a Request for Application (RFA) for production and broadcasting of radio spots and dramas for different radio stations and media companies. The WCLRF received quotations from a few local radio stations and media companies. The WCLRF also drafted three messages for the proposed radio spots and one radio drama script, which was received by the LARA project's Gender Unit for review and approval. The messages are approved and WCLRF will record them after finalizing the media company contract in May.

2.1.6 Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions

Task 2.1.6.1: Develop Rules and Guidelines for Implementing the Law on Dispute Resolution for *Shuras* and *Jirgas*.

During the quarter, Dr. Ali Wardak's (STTA) report on Community Based Dispute Resolution (CBDR) was received. The report discusses the current scope of land dispute resolution both in formal and informal justice systems in Jalalabad City and greater Nangarhar areas. This report will be used as a base for the CBDR team's grantee to develop Rules and Guidelines for land dispute resolution in Jalalabad City and greater Nangarhar areas. The CBDR team continued its consultations with other organizations and projects active in the area of Community Based Dispute Resolution (CBDR). These organizations

included the United States Institute for Peace (USIP), USAID's Rule of Law (Informal Component) project, and the Afghanistan Research and Evaluation Unit (AREU). Dr. Ali Wardak met with different counterparts of the LARA project in Kabul and Jalalabad to prepare a course outline on alternative methods of CBDR and to assist with the development of a strategy and plan to provide technical assistance in dispute resolution to government counterparts.

In order to select a grantee to develop the Rules and Guidelines for land dispute resolution applications from The Liaison Office (TLO), the Sanyee Development Organization (SDO), and Bacha Khan Centre for Peace and Conflict Resolution (BCPCR) were evaluated by a LARA project panel. The CBDR team invited Mr. Mustafa Barakzai, a member of Women Inheritance and Land Right Task Force and Chief Archivist of the Afghanistan Supreme Court to be involved in the evaluation process as an observer. During the reporting period, a package for the grant's approval was submitted to USAID.

It is intended that the potential grantee shall:

- 1) Conduct three forums in Jalalabad to identify best customary practices in CBDR for land dispute resolution and share alternative ideas,
- 2) Document the model developed in the forum and draft practical guidelines for its conduct and application at the district and community level,
- 3) Develop a format and specifications for a para-legal title in alignment with the Afghan Legal Code,
- 4) Produce CBDR Guidelines that are in the language of the local communities and utilize visual and audio methods to supplement and illustrate the written text.

Task 2.1.6.2: Conduct CBDR Trainings.

Based on the CBDR Rules and Guidelines, it is intended that during the Option Period (if granted), a grantee or subcontractor will develop a training design and materials that are appropriate for audiences that are primarily pre-literate using experiential and adult education techniques such as community conversations and visual/audio aids. These materials will be used to train government officials and district and community leaders to conduct CBDR and award para-legal land titles. The successful grantee will train and mentor up to 1,000 male and female staff of relevant government agencies, district commissioners and shura/jirga leaders in 12 rural districts in the greater Nangarhar area and other regions in the country. This training series will also include populations in all of those informal settlements where the LARA project will be working on upgrading, cadastral mapping and formalization within the city of Jalalabad and surrounding areas.

Task 2.1.6.3: Expand Awareness of CBDR.

In the previous quarters, a survey of the awareness levels of CBDR in Jalalabad settlements was included in the G&DRA. The results indicated that there is confusion about, and suspicion of formal methods of land dispute resolutions. To address these issues, the revised CBDR guidelines and lessons learned from their application will be integrated into the general CBDR Public Awareness programs. The CBDR Guidelines will be disseminated to CBDR bodies and also among Government agencies.

Task 2.1.6.4: Monitor CBDR practices for lessons learned, best practices and potential replication.

In order to monitor and update the CBDR Guidelines, it was planned that the potential grantee and a short term consultant conduct a participatory, "lessons learned" workshop in the greater Jalalabad area in order to gauge the impact and evaluate the lessons learned in the application of the CBDR model during the next quarter. However, due to delays in awarding the CBDR grant and time constraint, this activity will be carried out during the option period. This is intended to update the CBDR guidelines and incorporate the lessons learned in the Guidelines.

Task 2.1.6.5.: Strengthen Procedural Rules on CBDR.

Not applicable during this quarter.

Problems & Solutions

During the past quarter, the CBDR team faced some delays in awarding of the CBDR grant. This happened due to lack of expertise of national organizations in carrying out the CBDR activities. The negotiation process of the grant award took the LARA project longer than it was anticipated. In order to carry out some of the activities planned in LARA project's work plan for CBDR, the duration of the CBDR grant was reduced to three months. During the next quarter it is intended to develop Rules and Guidelines for CBDR. These Rules and Guidelines will be used as a basis for training of male and female officials during any option period of government agencies in the Jalalabad area responsible for land management, administration and enforcement and district commission and shura and jirga elders responsible for community level dispute resolution in the Jalalabad area.

During the past quarter, the Component One has progressed on many fronts. The most serious hindrance, however, is the delay in holding the first Urban Steering Committee in MUDA due to the change in its leadership and the consequent disruptions. The issue has been frequently raised by both USAID and the LARA project, as well as GDMA. Informed of the importance of this initiative, the new Minister has expressed his full support to hold the meetings as soon as possible.

Proposed Activities/Events next Quarter

During the next quarter, the Component One team will be engaged in community mobilization and urban planning activities in coordination with MUDA, DUDA and the Jalalabad Municipal staff. Field staff will be responsible for developing a settlement upgrading plan in consultation with community leaders, elders, municipal representatives and a variety of stakeholders in the public and private sector. The team in Kabul will be working with all counterparts to ensure that the two chosen settlements may be planned and formalized. This will require a change of land use for Campoona, which is labeled in the Master Plan as a green/agricultural area.

In parallel, the GIS and Cadastral specialists will be working with AGCHO staff to finalize the SOW for the Cadastral Survey, as well as implement the refurbishment works required both in Kabul and Jalalabad.

In addition, having obtained the endorsement of IDLG's leadership, LARA project's System Analysts will be setting an OpenTitle unit in Jalalabad Municipality to mainstream the use of IT systems and digitization in current property recording and revenue procedures. Depending on how many municipal staff will be assigned to this task and the necessary training provided by the LARA project, it is estimated that the unit will be able digitize between 4,000 and 7,000 records by July.

The team in Kabul will be busy supporting coordination activities with MUDA and IDLG, the revival of the Urban Upgrading Policy Steering Committee and the Urban Coordination Group and the TWGs in GDMA. Planners will ensure that MUDA's City Planning, Upgrading and Infrastructure Departments are kept abreast of all the activities in Jalalabad and endorse the planning process.

Capacity-building will continue to represent an important part of LARA project's inputs and support to MUDA and Jalalabad Municipality.

LARA project's Community Based Dispute Resolution (CBDR) grantee will: conduct three CBDR forums to identify most effective customary practices in CBDR and best practice alternative methods and integrate them into a model of CBDR appropriate to the Jalalabad region; design and develop rules and guidelines for CBDR.

2.2 LEGAL FRAMEWORK COMPONENT.

During this reporting period, USAID's LARA has received a concept note from Arazi to assist them on the anticipated Regional Land Management Law (LML) Amendments Public Consultation Workshops. In consequence, the LARA project jointly established a technical working committee with Arazi and the legal teams from both the LARA project and Arazi were able to better work, analyze and coordinate the implementation of the amended LML regional consultation workshops. The consultation events will take place in Kabul, Jalalabad, Kandahar, Khost, Hirat, Mazar-e-Sharif and Kunduz cities. Stakeholders from neighboring provinces will also be invited in order to contribute their input to the draft LML.

2.2.1 Provide Tailored Technical Assistance to Arazi on Its Operations

Task 2.2.1.1: Develop Consensus on Project Activities through Strategic High-Level Meetings.

During this reporting period, the LARA project legal framework team convened several meetings with the Arazi, the Ministry of Agriculture, Irrigation and Livestock (MAIL), the Supreme Court, Ministry of Justice (MoJ) and AGCHO to discuss the strategic interventions related to the legal framework component of the LARA project. The LARA project's legal framework team convened meetings with the newly recruited Chief Executive Officer (CEO) of Arazi at MAIL in order to build up the preliminary consensus of the LARA project implementation with the new team from Arazi. However, the LARA project team has generally provided background information to the new CEO of Arazi about the project's overall operation and its main objectives. The meeting was successful and the CEO of Arazi expressed his happiness with the LARA project's operations and the team's all efforts in terms of supporting and assisting Arazi on various areas in particular.

In addition, the LARA project legal team organized their first meeting with the working committee at AGCHO regarding the amendments of the Cadastral law. Based on mutual agreement, the legal working committee, which has recently been established by AGCHO with the request of the project and which is comprised of the legal members from both sides had discussed the amendments chart developed by the LARA project team and provided their comments and suggestions accordingly. The team also discussed their way forward on Cadastral Law and its inclusion in the Annual Legislative Plan (ALP) of the Ministry of Justice (MOJ). AGCHO team agreed that they should communicate and coordinate with MOJ all possibilities for amending and/or unifying several legal documents to form a comprehensive law.

Task 2.2.1.2: Develop an Information Technology Plan (ITP).

The project has commenced to conduct a business area analysis (BAA) of Arazi operations and activities flow in consideration to the particular recommendations pertaining to the IT plan. However, the LARA project team met with the Chief Executive Officer (CEO) of Arazi and discussed the need for conducting the assessment of processes and steps to design the entire workflow of Arazi's activities and also gave him information regarding the assistance which is getting completed from Harakat through their subcontractor – AIMS. Another joint meeting happened among Harakat, AIMS, Arazi and the LARA project and it was agreed that LARA project will commence the design of the workflow of Arazi's departments to configure LRS Enterprise version of the software. It was cleared in the meeting that Harakat/AIMS will provide LRS Back-file and Multi cadastre software to Arazi. The project technical team will restart the assessment of the technical and administrative processes of Arazi during the next reporting period.

USAID's LARA team met with the Director of Kabul Makhzan of the Supreme Court to discuss the new IT System for computerization and management of Title Deeds in Makhzan. The project team provided detail information about the LARA project and its objectives. Access to the information was also requested for the LARA project Business Analyst to check the status of the existing database. The Director of Makhzan was pleased about USAID's LARA assistance and agreed to provide access to the information in order to evaluate the existing database. The LARA project team will conduct the assessment and the overall processes and procedures that will help the design of IT system and initiate the process as effectively as possible.

Task 2.2.1.3: Configure ALRMIS.

During this period, LARA project's systems analyst team met with officials from Arazi to discuss helping define an action plan to conduct a Business Area Analysis (BAA), a System Requirement Study (SRS) and a formal presentation of the Arazi Land Record Management Information System (ALRMIS) for MAIL and GoIRA authorities by early July. The CEO of Arazi, Mr. Jawad Peikar, and acting Inventory Director, Mr. Aziz, have been key instrumental on this initiative.

The Arazi Land Record Management Information System is under conceptualization stage and the current IT assessment will set the foundation of the system in Arazi. Currently several technical meetings have been set and the LARA project Systems Analyst team has already mapped several land administration processes with strong collaboration of Arazi staff.

Configuration of the ALRMIS will be in place at the completion of a business area analysis (BAA) of Arazi operations and activities flow in consideration to the particular recommendations pertaining to the IT plan during the next reporting period.

Task 2.2.1.4: Strengthen Arazi's Institutional Structure and Operational Efficiency.

During the reporting period, new proposed suggestions, comments and recommendations the Land Management Law have been received by Arazi. In order to make the law possible and affordable for the Afghan private sector and the public, Arazi has officially requested the LARA project to conduct regional consultation workshops of the Land Management Law (LML) amendments in Kabul, Jalalabad, Kandahar, Khost, Herat, Mazar-e-Sharif and Kunduz to obtain further comments and suggestions from the relevant stakeholders. These workshops will not only make the implementation of the law possible and feasible, but will also give enough information to the Afghan Parliament to take an informed decision on the approval of the law.

To assist Arazi in conducting the regional consultation workshops, the LARA project and Arazi have established a technical working committee between the two organization's legal teams to effectively harmonize the implementation of the regional consultation workshops. The joint technical working committee has proposed a comprehensive plan and methodology to be considered during the consultation workshops. The methodology explains all the necessary techniques and approaches necessary to prepare for and conduct the regional consultations.

Task 2.2.1.5: Improve Methodologies to Inventory and Classify State-Owned Land.

As per the approved work plan this task will be initiated during the next reporting period.

Task 2.2.1.6: Develop Land Valuation Models for Leasing Fee Calculations.

The LARA project short term valuation consultant has drafted the Land Valuation Manual as a mass appraisal of the land and property valuation which is appraising land and property in general, and land lease in particular. The final version of this manual will be delivered to Arazi, as guide and model in valuating land and properties, particularly for land lease.

Task 2.2.1.7: Conceptualize the Afghan Land Information System (AfLIS).

As per the approved work plan this task will be initiated during the next reporting period.

2.2.2 Conduct BizCLIR/CLIR Real Estate Registration and Real Property Legal Framework

Task 2.2.2.1: Conduct BizCLIR Assessment.

The LARA project has taken follow-up steps to the assessment including drafting amendments to the Land Management Law. Recently the LARA project's legal team has begun work reviewing and drafting amendments and revisions to the Cadastral Law and AGCHO's regulations.

Task 2.2.2.2: Commission Policy Reviews and Field Investigations.

As per the approved work plan this task will be initiated during the next reporting period.

Task 2.2.2.3: Support Legislative and Regulatory Reforms.

The LARA project Legal Framework team conducted weekly meetings with AGCHO's Legal Committee over the past reporting period. This committee was initially established based on the signed PIL with AGCHO in order to support this institution in drafting a comprehensive law. The Committee is comprised of the Planning Director, Geodesy Director, Cadastre Director, Technical Advisor of AGCHO and the LARA project Legal Framework representatives.

The LARA project formed a Law Drafting Matrix that includes information such as article number, clause number, and the original article in the current law, amendments and justifications for the amendments and special remarks. During the first couple of meetings, the committee reviewed all the AGCHO relevant legislation and identified the sections to be included in the new AGCHO Law. The committee members also reviewed the current law and proposed appropriate amendments. The committee has nominated Mr. Amanullah Afshari, the Planning Director of AGCHO, as the lead person and technical advisor of AGCHO, and Eng. Hasibullah Samadi as secretary for the AGCHO Law drafting processes. In addition, the committee has recently drafted approximately 25 terms and definitions of the law that includes geodesy, cartography, topography map, cadastral map, thematic map, air photo, metadata, cultivated land, cadastral survey, and owner of the land, land parcel, land valid document and other related articles.

Task 2.2.2.4: Conduct Communications Campaign to Inform Citizens of Legal and Policy Change.

As per the approved work plan this task will be initiated during the next reporting period.

Crosscutting: Communications

Task 2.2.2.5: Establish Baselines and Conduct Assessments of Knowledge Attitudes and Practices (KAPs).

As per the approved work plan this task will be initiated during the next reporting period.

2.2.3 Assist Arazi to Develop Models for Resolving Land Disputes

Task 2.2.3.1: Assist with Design of Land Dispute Resolution Procedures.

The LARA project team visited Arazi's Land Dispute Resolution Directorate to collect necessary information regarding the status of the Land Dispute Directorate in the provinces. During the meetings, the participants identified the primary duties, organizational structures and procedures necessary to clarify gaps and overlaps in authority of the Land Dispute Directorate of Arazi and other government bodies in charge with resolving public land disputes. The LARA project team has already compiled a draft report following this initial assessment and shared it with Arazi for further recommendations. This whole process will help the LARA project to identify the main problems and challenges of Arazi's Land Dispute

Resolution Directorate and will also determine if the core mandate of this directorate is being legally recognized and feasible within Arazi.

Task 2.2.3.2: Evaluate AMLAK Dispute Case Management Systems and Assist with New Procedures.

As per the approved work plan this task will be initiated during the next reporting period.

Task 2.2.3.3: Support Integration of AMLAK Data and Case Management.

As per the approved work plan this task will be initiated during the next reporting period.

Task 2.2.3.4: Support the Design of a Land Dispute Case Management System.

As per the approved work plan this task will be initiated during the next reporting period.

Task 2.2.3.5: Support Transparency and Public Information and Awareness

As per the approved work plan this task will be initiated during the next reporting period.

Problems & Solutions

Harakat's funding for Arazi's key directors will be discontinued in June, and there is no clear indication yet on an extension. As result, most of Arazi's senior managers have resigned. This will affect LARA project's operational relations with Arazi. To address this issue, MAIL has yet to consider this a serious issue and should further discuss it with the Independent Administration Reform & Civil Service Commission (IARCSC) for funding through MCP program and/or others which would resolve the current problem of Arazi in terms of staffing.

Signing an official PIL still remains a strong challenge. The CEOs of Arazi have constantly requested a formal letter supporting the activities of the project in order to formalize cooperation.

Proposed Activities/Events next Quarter

The legal framework component is planning the following activities for the next quarter:

- Conducting the Land Management Law (LML) amendments public consultation workshops in Kabul, Jalalabad, Kandahar, Khost, Hirat, Mazar-e-Sharif and Kunduz
- Continuing the work on drafting the AGCHO law
- Providing IT equipment & furniture to Arazi training halls
- Completion of assessment on Dispute Resolution Directorate of Arazi
- Completion of Arazi's assessment IT plan
- Completion of the land legislations booklet;
- Completion of the land valuation drafted document/manual;

2.3 CAPACITY BUILDING COMPONENT

2.3.1 Provide Institutional Support and Strengthen Capacity of Land Service Providers

Task 2.3.1.1: Undertake Institutional Diagnostic of Selected Service Providers.

In the second quarter, USAID's LARA project provided assistance to Arazi and completed the development of a technical training manual for the Arazi professional staff in land clearance, land transfer, land leasing, land grabbing and land dispute resolution. Arazi is reviewing the manual and upon incorporating their recommendations, the manual will be used as the basis of training for Arazi staff beginning during the next quarter. In addition, a Basic IT Skills training was conducted for Arazi staff through the training provider, HEIK in Kabul to improve the Basic IT Skills of Arazi staff in order to perform their current job functions as well as their increased responsibilities in regard to the new land management system being proposed. The training course comprised of four modules that includes:

- Ms. Office Word
- Ms. Office Excel
- Acrobat , PDF
- Filling System

The diagnostic for all private sector service providers was completed in the previous quarter.

Task 2.3.1.2: Prepare Training Strategy.

A number of strategies were developed during the past reporting period how to train Arazi staff members in basic management skills all 34 provinces through regional locations. The training strategy had been discussed with the LARA project's legal team and Arazi senior management. As a result, it was decided to implement the Basic Management training course as a one week training, 30 participants at each training, in four regional centers: Herat (drawing staff from the southern and western regions); Mazar-e-Sharif (drawing staff from the northern and northeastern regions); Jalalabad (covering the eastern region); and Kabul (covering the central and southeastern regions). During the reporting period the training was subcontracted out to Inteqal, LLC and it is scheduled to be conducted next quarter.

During the reporting period, the LARA project subcontracted with the Higher Education Institute of Karwan (HEIK) to develop a one-week Basic IT training for the LARA project counterparts. The first course was conducted for ten Arazi staff. In the coming months the training will be conducted for an additional 30 participants drawn from LARA project's counterparts in Kabul and Jalalabad.

The strategy for all private sector service providers was completed in the previous quarter.

Task 2.3.1.3: Support Institutional Capacity Building of Land Service Providers in the Public and Private Sectors.

During this quarter, the following courses were designed and delivered by the LARA project:

No	Training Title	Location	Duration		# of Attendees	Implementer
			Start	End		
1	Fraud Detection & Prevention	Cedar House , Kabul city	27-Feb -2012	29-Feb-12	11	LARA / to private sector
2	Basic IT Skills	Rana Institute , Kabul city	31 March , 12	5 April,12	10	HEIK / to Arazi
3	Open Title	Municipality office Jalalabad city	24-Nov-2011	24-Nov-2011	16	LARA/ to municipality,

4	Sustainable Urban Land Use Planning	MUDA office , online course study	13 –Feb-12	31 st March ,12	2	World Bank MUDA staff
Total Trained This Quarter					39	

2.3.2 Provide Technical Support and Capacity Building in Technical Services

Task 2.3.2.1: Conduct Needs Assessment of Technical Capacity (Private Sector Partners).

This task was completed in the previous quarters.

Task 2.3.2.2: Conduct Inventory of Existing Training Programs and Materials.

This task was completed in the previous quarter.

Task 2.3.2.3: Conduct Technical Short Courses

The technical short courses have not been conducted in this quarter.

Task 2.3.2.4: Provide Training in Land Dispute Resolution and Facilitation Techniques.

In this quarter, the land management law training manual, which includes a discussion on land dispute resolution, has been developed. The first draft of the manual was completed and sent out to the concerned units for review and comments. The manual is developed to deliver trainings to Arazi's technical staff in order to build their capacity in land related issue. The technical training's manual comprise of 53 topics includes all regulations and laws and land dispute resolution matter as following: Land Clearance; Land Transfer; Land Lease; Land Grabbing; and Land Dispute Resolution. This manual includes particular techniques regarding the dispute resolution for the purpose to increase the knowledge of Arazi staff to know how to resolve land related issues.

Task 2.3.2.5: Support Survey and Mapping, Cadastral Systems, and GIS Instruction at Kabul Educational Institutions.

This task will be addressed next quarter.

2.3.3 Capacity Building and Training in MUDA, IDLG, AGCHO, and the Selected Municipality

Task 2.3.3.1: Institutional and Technical Assistance to AGCHO.

During this first quarterly period, the LARA project has been involved in assessing AGCHO Cadastral Surveying Department in Kabul, as well as preparing a series of SOWs. The following list shows the main activities on this first period of this year:

1. Finalizing the business area analysis (BAA) – all cadastral survey processes has been reviewed and mapped.
2. Finalizing IT Equipment SOW – This SOW will be the based for RFP for local vendors.
3. Launch RFQ for GIS training – LARA project is currently selecting the vendor to provide these services.
4. Preparing the concept for CDMS – Develop the conceptual design and the implementation plan for the Cadastral Data Management System expected to be implemented by the early June until 2013. Work to be done is subject to USAID approval.
5. Preparation of RFP for cadastral survey on two settlements in Jalalabad – Local subcontractor will use LARA project's technology to create different digital datasets.

The SOW for GIS training, along with the training specification documents, has been developed and sent out for approval to USAID. After USAID approved the documents, they were used as the basis for tenders seeking a training company that can offer GIS course for AGCHO in Kabul and Jalalabad. This advanced GIS training program must be predicated on providing basic IT training to many of AGCHO's staff. The overall training plan for AGCHO is in draft and will be shared with the institution in the coming months, to gather their comments and feedback. Bids were reviewed for the upcoming GIS training of AGCHO. Two qualified bidders were selected as service providers - AIMS and Liwal. Still, the panel is working on the selection of the top service provider that supposes to meet all requirement of the RFQ and provide LARA project with best services and training facilities.

Task 2.3.3.2: Assess Skill Needs and Train Municipal and MUDA Officials.

From February 13 to March 31, 2012, an online study course was conducted for two MUDA staff members. The course titled, "Sustainable Urban Land Use Planning" and was developed by the World Bank and sponsored by the LARA project. This course demonstrates how urban practitioners, policymakers, and city managers can effectively utilize policies and planning instruments to manage urban growth and achieve sustainable, equitable, and efficient development outcomes. Delivered entirely online, the course is self-directed with support and tutoring from online facilitators. Online discussions, exercises on strategies, programs and action plans, and self-tests are built into each module, which help participants share their findings with peers and receive feedback. Virtual social networks and periodic knowledge exchange events on land use planning will enable alumni to build a community of practice for continued learning and networking.

The course consists of seven modules, with case studies of good practices from around the world:

1. Understanding How Land Use Planning Contributes to Sustainable Urban Development
2. Institutions, Policies and Tools for Effective Land Use Planning
3. How to Integrate Land Use Planning and Infrastructure
4. How to Manage Growth in Peri-Urban Areas
5. How to Promote Local Economic Development through Land Use Planning
6. Social Equity and Land Use Planning
7. Climate Change and Land Use Planning

Also during this quarter, a number of coordination meetings were conducted with several partners through the support of the Jalalabad Municipality. Partners included RAMP-UP East, UNDP/ASGP and UN-Habitat. The meetings were conducted under the instruction of the General Directorate of Municipality Affaires (GDMA). In the meetings, a LARA project's representative from the capacity building unit presented the LARA project's training plan for Jalalabad and briefed the GDMA and partners about the trainings held on a variety of subjects, such as Open Title Orientation, Basic IT Skills, GIS and technical trainings. The main purpose of the monthly meeting is to coordinate training activities with partners that are working with the municipality of Jalalabad to avoid duplication of activities.

In March, a two day orientation on Open Title software was held for municipality staff in Jalalabad. In total, 16 people from different departments of the municipality, including revenue, engineering and property were trained in the Open Title software. Topics included:

- a guided tour to system usage
- a demonstration of data indexing
- a demonstration of map display and navigation tools
- a demonstration of exporting safaee records with online forms

Throughout the sessions, participants learned how to obtain exact and detailed information about the property and land laws with the less time by using the map display and navigation tools.

Task 2.3.3.3: Expand Supply of Planners and Increase Market Flexibility.

This task has not yet started.

Proposed Activities/Events next Quarter

During the next quarter, USAID's LARA project intends to offer several management and technical training courses to government institutions, including:

- Basic Management Skills course for Arazi in Kabul and other selected regions.
- Technical Trainings in Land Management Law included land dispute resolution, land lease, land fee and land clearance.
- Basic IT Skills courses to Municipality of Jalalabad, GDMA, Arazi (second round) and AGCHO in Kabul.
- Basic GIS training to different departments of AGHCHO included Cadastral, Geodesy and Cartography departments in Kabul.
- Basic GIS training to MUDA staff in Kabul and Jalalabad.

2.4 CROSS-CUTTING COMPONENTS: GENDER AND COMMUNICATIONS

2.4.1 Ensure Gender Equity Issues are applied Across All Components

During this quarter the Gender unit developed a comprehensive gender analysis questionnaire, and conducted a gender audit assessment at LARA project, almost every staff member of the LARA project was interviewed. The questionnaire answers were filled individually. The result of assessment will be recorded in Monkey.com to analysis the answers and generate a report. Based on the analysis recommendation will be made to improve the understanding of LARA staff on Gender and integrate gender in LARA project's activities.

The purpose of this analysis was to assess the gender context in which the program is operating. It was used to help project staff to understand gender roles and power dynamics related to the project's development problem strategies and develop activities that are both efficient and equitable, as well as ways to monitor and evaluate gender impacts within the project. Gender analysis focus was on project management, monitoring and evaluation, team coordination and collaboration, communications, human resource management and understanding and knowledge of gender concepts and their application to project design and delivery.

2.4.2 Coordinate Communications and PIA Strategies across All Components

The LARA project's communications team has been active with all of the components in recording and documenting relevant events and activities for use through external communications. These documents and other materials are shared with USAID for their external communications purposes and for highlighting the achievements of the LARA project with stakeholders and other relevant parties.

The team began work on a LARA project website, which will feature descriptions of each of the components in the project, as well as a data base for reports, photo galleries, activities and other information for the general public, as well as partner organizations and stakeholders. The final approval for the website is anticipated for May.

The Communications team is also working with partner organization and providing assistance with a number of projects and activities that both the LARA project and the organizations share in promoting the

components and the other work of the organizations funded by USAID. This includes conferences, events, media workshops and other activities scheduled for the next reporting period.

Task 2.4.2.1: Develop a Communications Strategic Plan for Project Activities

The LARA project's communications department is working with the project's Gender Unit to conduct a number of activities geared toward raising awareness of women's inheritance and land rights. These activities include promotional billboards, public service announcements, conference and other activities designed to increase knowledge of the issue with the general public, as well as to focus attention on the issues that the project's gender team has identified in their scope of work.

Other planned activities include a public information campaign on environmentally hazardous settlement lands in Jalalabad, conflict resolution and the reform of the current Land Management Law. These campaigns will use a number of communication resources to convey messages to the general public, Afghan government and the relevant stakeholder of the work the LARA project is performing.

2.6 COLLABORATION WITH COUNTERPARTS AND OTHER DONORS

Component One has actively engaged MUDA, DUDA, IDLG/GDMA, Jalalabad Municipality, AGCHO and Arazi officials in its activities.

In Kabul, the team has had frequent high-level meetings and presentations in MUDA – as well as more humble one-to-one discussions with Eng Zmaray and staff from the Department for the Revision of Jalalabad Master Plan and with Eng Osman (now substituted by Eng Hemat), Director of the Department for City Planning. Most of our interaction now passes through the Policy & Coordination Department who has proved very efficient in dealing with training issues and organizing meetings.

In GDMA, a part from attending the monthly TWGs, the team has frequent contacts with the assigned focal points for the LARA project, Mr. Azizi, as well as Mr. Faizi on training issues and Mr. Kakar on revenue aspects.

Regarding AGCHO, the team has had frequent interactions with Mr. Sultani, the Head of Cadastre and his staff to discuss IT and survey equipment requirements, training plans and refurbishment works. In March, the team scheduled also a high level meeting with Director General Mr. Yari to present a LARA project progress update.

In Jalalabad, the team has been in regular coordination with the leadership of the Municipality, H.E. the Mayor and H.E. the Deputy Mayor, as well as the Construction, Communications and the Revenue Departments. It has reached out also in all occasions to DUDA, its leadership and its technical staff who were directly involved in all planning clinics, consultations and workshops.

In terms of other donors, implementing agencies and projects, Component 1 has been mostly interacting with: UN-HABITAT, both in Kabul and Jalalabad concerning the drafting of an urban upgrading policy and physical investments; RAMP-UP East and UNDP/ASGP on the subject of the implementation of OpenTitle™ and general project coordination in Jalalabad; UNHCR vis-à-vis its work on eviction and land rights; Harakat (DFID) for the digitization of records in the Supreme Court and Makhzans.

For the purpose of ensuring greater donor and Project coordination, the LARA project jointly discussed with USAID, DFID and the World Bank in detail their achievements and the way forward with government institutions particularly with Arazi. Thus, the LARA project discussed the Land Management Law, anticipated regional consultation workshops, technical trainings, communication campaigns, dispute resolution assessment and provisions of tools and equipment to Arazi's training halls with the CEO of Arazi.

During this reporting period, the Component Two team held regular meetings with Arazi leadership and technical staff to collaborate on review and revision of the Land Management Law, strengthening institutional operations, and refurbishment of Arazi's training hall. Component three has been meeting with Arazi and MUDA to develop training modules that meet the specific needs of these institutions.

LARA PROJECT'S PROGRESS VIS-A-VIS STAKEHOLDERS

LARA Project's Stakeholders	Brief Activity Description	Follow-up steps
Arazi (MAIL)	<p>During the quarter the Community Based Dispute Resolution (CBDR) team and its consultant continued its meetings and discussion with Land Dispute Resolution Department of Arazi and exchanged its views regarding Land Dispute Resolution through Community Based Dispute Resolution (CBDR) process. In order to coordinate developing of the CBDR <i>Rules</i> and <i>Guideline</i> and integrate the department's suggestions into it, the CBDR consultant had meetings with the head of Land Dispute Resolution Department of Arazi. In addition, the consultant and the Dispute Resolution Specialist met with Deputy Director of <i>taqnin</i> (legislation) at the Ministry of Justice, the head and one judge of Kabul's Court of Documentation and LARA project's Women Task Force in Kabul. And in Jalalabad the LARA project's CBDR team and its consultant met with Deputy Governor of Nangarhar Province, Deputy mayor of Jalalabad City, head of Building department at Jalalabad City's municipality, head of provincial Court of Appeal, head of the Civil Law Department at the provincial Court of Appeal and his deputy, head of Documentation department of the provincial Court of Appeal, head of Jalalabad City Primary Court and its key judicial staff.</p> <p>The basic purpose behind these meeting was to coordinate developing of the Rules and Guidelines for CBDR with them and have their suggestions and feedback.</p> <p>On-going IT assessment (BAA and also SRS) at Arazi capabilities based on agreed action plan to implement Arazi Land Record Management Information System (ALRMIS). The IT Assessment is</p>	<p>It is planned to invite LARA's counterparts and other relevant departments in the forums in Jalalabad where they along with CBDR practitioners choose the best customary practices for resolution of land conflicts in Jalalabad and greater Nangarhar areas.</p> <p>The LARA project submitted the English version of the developed checklist, plan, and methodology to USAID for their comments and approval.</p> <p>The LARA project has prepared a draft SOW that is currently under review designed for LARA by which LARA will subcontract with an Afghan firm to facilitate and handle logistics for the regional consultation workshops in the mentioned cities in coordination with the joint technical working committee. The LARA project and ARAZI legal staff will supply the legal and policy expertise for the consultations. It is worth mentioning that the joint committee will conduct an orientation for subcontractor's staff.</p> <p>The LARA project will deliver all the requested IT equipments & furniture to Arazi by end of</p>

LARA Project's Stakeholders	Brief Activity Description	Follow-up steps
	<p>expected to be finished by early July.</p> <p>The LARA Project Legal Framework Team discussed with the Arazi joint technical working committee to review the English and Dari versions of the drafted plan, methodology and checklist for the anticipated Public Consultation Workshops. These documents essentially enable the joint committee to effectively plan, manage, and monitor the Public Consultation Workshops in seven major cities, including Kabul, Jalalabad, Kandahar, Khost, Hirat, Mazar-e-Sharif, and Kunduz.</p> <p>Providing IT equipments & Furniture to Arazi Training halls: establishment of these two training rooms will enable Arazi to improve the capacity of its staff, private sector and other respective stakeholders with providing them a standard and professional environment for training, briefing, and sharing best practices. Having mentioned all the above points, Arazi requested LARA to provide technical assistance for the Arazi in order to establish the two standard training rooms and this will be shortly. Training manual and the basic IT course was conducted for Arazi central and provincial level staff.</p> <p>Basic IT training for ten Arazi staff in Kabul.</p>	<p>May 2012.</p> <p>Submitting ADS 548 to USAID for further ALRMIS implementation, probably, during the option period.</p>
IDLG/GDMA	<p>Attended all monthly TWGs with other implementing partners. Obtained endorsement for the implementation of OpenTitle™ in Jalalabad Municipality for the enhancement of revenue collection and recording. Reported regularly on all activities.</p>	<p>Digitize and geo-reference all paper database of UNDP/ASGP to create a first base of information that can populate the OpenTitle™ database.</p>
Municipalities	<p>Conducted a series of consultation workshop aimed at improving the project's understanding of development trends in the city, as well as more in-depth knowledge of the characteristics, concerns and problems in informal settlement, with a particular emphasis in Araban and</p>	<p>Develop Community Action Plan for Araban and obtain land use change for Campoona. These activities will be followed by investments in the improvement of physical infrastructure</p>

LARA Project's Stakeholders	Brief Activity Description	Follow-up steps
	<p>Campoona – the two settlements that have been selected by the authorities. Delivered a public presentation of the findings of the Socio-Economic & Housing Baseline Survey conducted in 25 informal settlements of Jalalabad.</p>	<p>and general environmental conditions in these areas.</p>
MUDA	<p>Involved in planning exercises undertaken in Jalalabad and regularly reported on all activities. Enrolled two planners in the online 7-week long WBI “Sustainable Land Use Planning” course (both successfully passed the course). Delivered a presentation of the findings of the Socio-Economic & Housing Baseline Survey conducted in 25 informal settlements of Jalalabad. The event was attended by 32 government staff. Ensured that the top leadership was kept fully informed and abreast of the progress of the project in the field. Sustainable Urban Land Use Planning online course conducted and two MUDA staff received training through online course that prepared by World Bank and sponsored by USAID’s LARA.</p>	<p>Continue capacity-building initiatives and collaborate on urban planning</p>
AGCHO	<p>Conducted in-depth assessment of technical needs and formulated strategies to address future requirements.</p> <p>The LARA project Legal Framework team convened their weekly meetings with AGCHO’s Legal Committee. This committee was initially established based on the signed PIL with AGCHO in order to support this institution in drafting a comprehensive Law.</p> <p>BAA and SRS work are both essential to conceptualize the Cadastral Data Management System (CDMS) for AGCHO Cadastral Survey Department. CDMS will be used for Jalalabad cadastral survey during the first stage of the project, but ultimately will be implemented to</p>	<p>Invest in essential IT and survey equipment.</p> <p>The team to continue their weekly follows up meeting with the established committee to progress on drafting the AGCHO law accordingly.</p> <p>USAID needs to review and approve ADS 548 for implementing CDMS at AGCHO.</p>

LARA Project's Stakeholders	Brief Activity Description	Follow-up steps
	strengthen AGCHO capabilities on the near future.	
Cadastre	On the basis of its assessments, the team developed detailed SOWs for building refurbishment and the procurement of much required IT and survey equipment.	Refurbish working and archival spaces. Provide essential IT and survey equipment.
Supreme Court	The team worked with the Director of Kabul Makhzan of the Supreme Court to discuss the new IT System for computerization and management of Title Deeds in Makhzan.	The IT team to complete Business Analyst to check the status of the existing database and evaluate the existing system and the overall processes and procedures that will help the design of IT system and initiate the process as effectively as possible.
Academic Universities	Conducted detailed assessments of needs.	Will be followed by investments in IT and survey equipment.
Private Sector Institutions	Fraud Detection and Prevention Training, one week training held for the LARA project private sector partners.	

3.0 FINANCIAL

Original Contract Budget: The following figures cover the expenditure incurred from Jan 01 to Mar 31, 2012; this includes expenditure by the budget line and the original budget of the contract which yet to be amended to reflect the revised scope of work and reduced budget ceiling.

No	Budget Line Items	Approved Budget for Base Period	Jan-12	Feb-12	Mar-12	Total Quarter 2	Total Invoiced To Date	% Budget Spent
Contract Number 306-C-00-11-00514 00								
	Salary and Wages	2,480,907.00	151,554.92	171,976.36	188,223.60	511,754.88	1,802,901.07	73%
	Fringe	739,080.00	21,672.27	27,783.28	33,478.11	82,933.66	344,735.35	47%
	Travel, Transport and Per Diem	1,135,281.00	12,480.45	15,718.19	12,784.09	40,982.73	296,248.13	26%
	Equipment and Supplies	97,415.00	2,750.00	45,524.52	8,973.74	57,248.26	456,140.58	468%
	Communications	146,400.00	11,050.11	12,714.99	12,962.77	36,727.87	128,140.25	88%
	Subcontracts/ Consultants	27,396,385.00	271,234.93	279,004.88	379,753.33	929,993.14	3,557,710.61	13%
	Allowances	1,642,765.00	33,065.13	38,257.96	46,232.29	117,555.38	528,337.18	32%
	Direct Facilities Costs	217,896.00	33,040.55	13,457.66	45,363.19	91,861.40	212,683.49	98%
	Other Direct Costs	3,138,943.00	91,024.24	129,865.10	122,296.72	343,186.06	1,925,221.66	61%
	Security	3,009,639.00	114,209.27	152,022.29	-	266,231.56	577,381.42	19%
	GUCs/ PPPs	8,000,000.00	-	-	-	-	-	0%

	Indirect Costs	3,008,149.00	113,047.65	131,330.47	144,464.24	388,842.36	1,526,175.75	51%
	Total Estimated Cost	51,012,860	855,129.52	1,017,655.70	994,532.08	2,867,317.30	11,336,101.82	22%
	Fixed Fee	3,570,900	59,858.08	71,234.85	69,615.70	200,708.63	794,878.70	22%
	Total Costs (against original contract Budget)	\$54,583,760	\$914,988	\$1,088,891	\$1,064,148	\$3,068,026	\$12,130,980	22%

Realigned Budget: The following figures cover the expenditure incurred from Jan 01 to Mar 31, 2012; this includes expenditure by the budget line and the realigned budget approved by the Contracting Officer's Representative on February 7, 2012 and currently pending CO approval.

No	Budget Line Items	Approved Budget for Base Period	Jan-12	Feb-12	Mar-12	Total Quarter 2	Total Invoiced To Date	% Budget Spent
Contract Number 306-C-00-11-00514 00								
	Salary and Wages	2,714,838.00	151,554.92	171,976.36	188,223.60	511,754.88	1,802,901.07	66%
	Fringe	491,328.00	21,672.27	27,783.28	33,478.11	82,933.66	344,735.35	70%
	Travel, Transport and Per Diem	424,356.00	12,480.45	15,718.19	12,784.09	40,982.73	296,248.13	70%
	Equipment and Supplies	408,827.00	2,750.00	45,524.52	8,973.74	57,248.26	456,140.58	112%
	Communications	169,853.00	11,050.11	12,714.99	12,962.77	36,727.87	128,140.25	75%
	Subcontracts/ Consultants	11,962,707.00	271,234.93	279,004.88	379,753.33	929,993.14	3,557,710.61	30%
	Allowances	896,130.00	33,065.13	38,257.96	46,232.29	117,555.38	528,337.18	59%
	Direct Facilities Costs	404,798.00	33,040.55	13,457.66	45,363.19	91,861.40	212,683.49	53%
	Other Direct Costs	3,220,998.00	91,024.24	129,865.10	122,296.72	343,186.06	1,925,221.66	60%
	Security	1,187,487.00	114,209.27	152,022.29	-	266,231.56	577,381.42	49%
	GUCs/ PPPs	800,000.00	-	-	-	-	-	
	Indirect Costs	2,470,741.00	113,047.65	131,330.47	144,464.24	388,842.36	1,526,175.75	62%
	Total Estimated Cost	25,152,063	855,129.52	1,017,655.70	994,532.08	2,867,317.30	11,336,101.82	45%

	Fixed Fee	1,760,630	59,858.08	71,234.85	69,615.70	200,708.63	794,878.70	45%
Total Costs (against original contract Budget)		26,912,693	914,988	\$1,088,891	\$1,064,148	\$3,068,026	\$12,130,980	45%

ANNEX A: PERFORMANCE

MONITORING AND EVALUATION

REPORT

During the quarter, the project performed well and results delivery was recorded in 14 of 16 planned key performance indicators of the PMP. Major progress toward achievement of Project objectives include:

- The selection of two (02) informal settlements for the LARA project upgrading and formalization work.
- Completion of the socio-economic survey in Jalalabad.
- Organizing the land technical and organizational development trainings for LARA project stakeholders.
- Supporting improvements to the Jalalabad Municipality and AGCHO.
- Developing GIS based Jalalabad city map.
- Development of the women's land inheritance and property rights awareness grant.
- Preparation for the LML regional consultation workshops in 6 major cities.
- Introduction of the Open Title software to the GDMA and Jalalabad Municipality.
- Revival of the Urban Steering Committee at MUDA.

Indicators recorded with no achievement were:

- Training key personnel of relevant stakeholders in digital cartographic tools and
- The approval of Urban development guidelines

Monitoring and evaluation also analyzed project performance during the last quarter and found:

- Post training evaluation indicates that 71% of the trained individuals are using training knowledge and skill into their routine jobs. The remaining 29% either have less understanding or have other administrative problems with training application. The same evaluation indicates that 57% of the training knowledge and skills are applicable in staffs' routine jobs. For the remaining skills application has been put on hold by various problems including lack of coordination among different line departments to complete a land lease and land clearance/rights identification and other processes.
- 13 staffs (12M & 1F) of 5 government and private sector organizations both in land technical and organizational development skills were trained.

- USAID's LARA grants provided trainings and other upgraded facilities/equipment to 23 land governance actors for 338 hours, while the project provided land related technical assistance on land tenure and property rights issues for about 172 working days to counterparts or stakeholders.
- The Urban Steering Committee has been established with participants from all line departments. This Committee is responsible to oversee all urban related development/upgrading and policy regime issues.
- The LARA project created 16 (11M & 5F) full time jobs

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
LARA project objective: Improve land tenure security of Afghans by Strengthening and supporting GIROA institutions dealing with land, and create Afghan capacity to successfully design, manage, and implement land reform	1	% of surveyed Afghan community members that report satisfied from land tenure security in targeted communities	56%	5% by 2012 & 15% above baseline by 2013	N/A	N/A	N/A
IR 1. Management of government-owned property improved	1.0.1 – (M) 4.2.3b	Revenues to GIROA from leases of government land [% increased]	4.7 million US\$	10% by 2012 and 15% above baseline by 2013	N/A	N/A	N/A

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	1.0.2	# of policy and procedural reforms improving revenue collection capabilities	Poor existing policies and procedure for land revenue	3 by 2012	¹ 1	N/A	1
	1.0.3	# of proposed improvements in laws and regulations affecting property rights	The existing property rights related laws, and its procedures have gaps	1 by 2012 and 3 by 2013	N/A	N/A	N/A
Sub-IR 1.1 Institutional Capacity of ARAZI enhanced	1.1.1	Increase in Arazi's land leasing	6000 ha	12,000 ha by 2012 and 18,000 ha by 2013	N/A	N/A	N/A
	1.1.2	IT system established and functioning for better service delivery	Arazi lacks a professional system for land management and monitoring	Achieved by 2012	The IT assessment of Arazi is in progress, which will lead to establishing a compatible IT	N/A	The IT assessment of Arazi is in progress, which will lead to establishing a compatible IT

¹ LARA project assisted GDMA developing a letter to all Municipalities, which allow them to collect sanitation taxes from informal settlements as well. This will improve revenue generation for the GoIRA.

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
					system in Arazi		system in Arazi
Sub-IR 1.2 Land dispute resolution mechanisms between MAIL and private individuals/businesses augmented	1.2.1	Case management mechanism for Government/private land dispute resolution developed	Arazi lacks specific procedures for land case management.	Achieved by 2012	Assessment of the land disputes resolution department and mechanism has been completed and shared with Arazi. Next step would be developing an appropriate land case management mechanism within Arazi	N/A	Assessment of the land disputes resolution department and mechanism has been completed and shared with Arazi. Next step would be developing an appropriate case management mechanism within Arazi
	1.2.2	# of training courses provided to Government and private sector on use of land dispute resolution mechanism	0	6 by 2012 & 35 By 2013	N/A	N/A	N/A

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	1.2.3	Number of people trained in land dispute resolution skills with USG assistance	0	Zero by Dec 2012 and 1000 by 2013 (700 M & 300 F)	N/A	N/A	N/A
	1.2.4	% of private sector indicating satisfaction with the dispute resolution mechanism	43%	48% by 2012 and 58% by 2013	N/A	N/A	N/A
IR 2.Municipal land management and planning capacity strengthened	2.0.1	% of properties paying Sanitation tax at the municipal level for targeted communities	38%	N/A for 2012 and 12% above baseline for 2013	N/A	N/A	N/A
	2.0.2 – (M) 4.2.3c	Sanitation tax revenues at the municipal level	TBD	N/A for 2012 and TBD for 2013	N/A	N/A	N/A

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.0.3 (M) 4.2.3d -	Properties registered with municipal registration offices	0	N/A for 2012 and 1800 (M = 1746 F = 54) for 2013	N/A	N/A	N/A
	2.0.4	Properties digitized with municipal registration office	0	4,000 by 2012 and 10,000 by 2013	N/A	N/A	N/A
Sub-IR 2.1 Core urban planning and management skills of key municipal property stakeholders strengthened	2.1.1	% of persons trained observed to be using skills gained through training	0	60% by 2011, 70% by 2012 and 80% by 2013	71%	71% ²	71%

² Post training evaluation results indicate that 71% of the trained individuals are using training knowledge and skill into their routine jobs. The rest 29% either has less understanding or has other administrative problems with training application. The assessment was conducted last quarter in late 2011.

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.1.2	% of knowledge/skills application	0	50% by 2011, 60% by 2012 and 70% by 2013	57%	57% ³	57%
	2.1.3	# Persons trained in key technical land management skills	0	125 (100M & 25F) by 2011, 250 (200M & 50F) by 2012 and 375 (275M & 100F) by 2013	2 (all males)	23 (all males)	198 M = 191 F = 7
	2.1.4	# of urban development guidelines approved	0	1 by 2012	0	N/A	0

³ Post training evaluation results show that 57% of the training knowledge and skills are applicable in staffs' routine jobs as the rest of knowledge and skills application has been put on hold by various problems including lack of coordination among different line departments to complete a land lease and land clearance/rights identification processes. This assessment was conducted during the end of last year 2011.

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.1.5 – (F) 4.7.4-9	Number of days of USG funded technical assistance on land tenure and property rights issues provided to counterparts or stakeholders	0	364 by 2011, 263 by 2012 and 150 by 2013	172	401	652
Sub-IR 2.2 Urban formalization and upgrading procedures for informal settlements established and implemented	2.2.1	# of Community Upgrade Development Plans approved.	0	2 by 2012	N/A	N/A	N/A
	2.2.2	# of informal settlements upgraded	0	N/A for 2012 and 2 by 2013	N/A	N/A	N/A
	2.2.3 – (F) 4.4.8	Number of beneficiaries receiving improved infrastructure services due to USG assistance.	0	1,000 (600M & 400F) by 2012 and 16,000 (9,000M & 7,000F) by 2013	N/A	N/A	N/A
	2.2.4	Urban Steering Committee established and functioning	Urban Steering Committee not existed	Established by 2012	Established ⁴	N/A	Established

⁴ The committee has been established, while no formal meeting has been conducted yet

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.2.5 (F) 4.7.4-5	Number of households who have obtained documented property rights as a result of USG assistance	0	N/A for 2012 and 1,800 (1,746M & 54F) by 2013	N/A	N/A	N/A
Sub-IR 2.3 Private & Public Sector Management of key land management areas enhanced	2.3.1	# of private sector firms and public institutions receiving institutional capacity building training (related to business functions)	0	10 by 2011, 5 by 2012 and 12 by 2013	4	6	18
	2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical)	0	4 by 2011, 6 by 2012 and 8 by 2013	1	4	7
	2.3.3 (M) 4.2.3e	Person-days of training for key personnel in digital cartographic tools and mapping	0	120 (90M & 30F) by 2011, 240 (160M & 80F) by 2012 and 360 (260M & 100F) by 2013	0	40	48 (45M & 3F)

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.3.4	# of private sector firms with Business Plans	0	N/A for 2012 and 2 by 2013	N/A	N/A	N/A
	2.3.5	# of private sector firms bidding on donor-funded requests for application	0	N/A for 2012 and 2 by 2013	N/A	N/A	N/A
	2.3.6 (M) 4a	Full time equivalent jobs created	0	110 (90M & 30F) by 2011; 129 (110M & 19F) by 2012 and 173 (150M & 23F) by 2013	16 (11M and 5F)	48 (38M & 10F)	202 (167M & 35F)
	2.3.7	# of people trained in organizational development disaggregated by gender	0	59 (49M & 10F) by 2011; 330 (303M & 27F) by 2012 and 350 (300M & 50F) by 2013	11 M = 10 F = 1	25 M = 21 F = 4	43 M = 38 F = 5

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.3.8 (F) 4.7.4-6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	0	180 (150M & 30F) by 2011; 400 (300M & 100F) by 2012 and 600 (400M & 200F) by 2013	23 (22M & 1F)	50 (46M & 4F)	251 (239M & 12F)
	2.3.9 (F) 4.7.4-8	Person hours of training completed by government officials, traditional authority or individuals related to land tenure and property rights supported by USG assistance	0	3,000 (2,400M & 600F) by 2011; 86,640 (69,312M & 17,328F) by 2012 and 80,000 (64,000M & 16,000F) by 2013	338 (320M & 18F)	1579 (1435M & 144F)	6057 (5781M & 276 F)
Sub-IR 2.4 Essential Urban planning legislation and regulations identified, revised	2.4.1	# of proposed amendments to the urban planning legislation drafted by MUDA and IDLG	Existing urban planning and management legislation	3 by 2012	N/A	N/A	N/A

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
and adopted			have gaps				
	2.4.2	Land Management Law improvements agreed and drafted by MAIL	The existing land management laws has multiple gaps identified via BizCLIR	Achieved by 2012	N/A	N/A	N/A

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
IR 3. Legal and procedural environment for Afghan land issues, especially for women, improved	3.0.1	% increase of surveyed Afghans that report satisfactory land service delivery by the makhzan	60%	N/A for 2012 and 10% above baseline by 2013	N/A	N/A	N/A
	3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by Municipality	16%	N/A for 2012 and 25% above baseline by 2013	N/A	N/A	N/A
	3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates	TBD	2% above baseline by 2012 and 4% above baseline by 2013	N/A	N/A	N/A
Sub-IR 3.1 Land registration and record-keeping systems streamlined	3.1.1	Property records digitized within Court archives (Makhzans)	361,946	N/A for 2012 and 500,000 by 2013	N/A	N/A	N/A
Sub-IR 3.2 Awareness of Afghan property rights and formal transactions processes improved	3.2.1	# of public information campaigns promoting women's rights to land	0	5 by 2012 and 10 by 2013	N/A	N/A	N/A
	3.2.2	# of public information campaigns targeting Afghan property rights and procedures	0	8 by 2012 and 15 by 2013	N/A	N/A	N/A

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	3.2.3	% of public in targeted areas aware of public information messages	30%	10% above baseline by 2012 and 25% above baseline by 2013	N/A	N/A	N/A
Aid Effectiveness Indicators (LARA Project's Operations assistance)	AE2	# of Afghan Personnel Employed	N/A	45 (35M & 10F) by 2011 and 20 (15M & 5F) by 2012	7 (2M & 5F)	43 (35M & 8F)	158 (131M & 27F)
	AE4	# of American Personnel Employed	N/A	6 (5M & 1F) by 2011	2 (Males)	2	18
	AE5	# of Local Firms Under Sub-Contract	N/A	4 by 2011; 15 by 2012 and 25 by 2013	3	0	9
	AE8	# of TCN Personnel Employed	N/A	7 (6M & 1F) by 2011	1 (Male)	1	17 (10M & 7F)
	AE9	\$ Value of Local Procurements (sub-contracts, goods, services)	N/A	5,320,000 by 2011; 14,939,407 by 2012	\$893,686	\$958,739	\$4,276,180

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				and 11,508,592 by 2013			
	AE10	\$ Value of Non Local Procurements (sub-contracts, goods, services)	N/A	1,680,000 by 2011; 4,717,708 by 2012 and 3,634,292 by 2013	\$1,129,787	\$2,298,882	\$6,818,162
	AE 11	\$ Value of Procurements (sub-contracts, goods, services)	N/A	7,000,000 by 2011; 19,657,115 by 2012 and 15,142,884 by 2013	\$2,023,473	\$3,257,621	\$11,094,342
	AE12	# of Afghan personnel employed providing security functions	N/A	49 (48M & 1F) by 2011	0	0	49 (48M & 1F)
	AE13	# of American personnel employed providing security functions	N/A	0	0	0	1 Male
	AE14	# of TCN personnel employed providing security functions	N/A	2 (2M) by 2011	6 Males	0	8 Males

ANNEX B: ACTIVITY STATUS

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1	INFORMAL SETTLEMENT & FORMALIZATION COMPONENT. SUPPORT MUDA, AGCHO, IDLG, AND MUNICIPALITIES WITH INFORMAL SETTLEMENTS UPGRADING, FORMALIZATION, MAPPING, AND URBAN LAND USE PLANNING		
2.1.1	Expand Institutional Support for the Coordination and Management of Land Services		
2.1.1.1	Identify institutional stakeholders and implementing agencies in target Municipality	100%	Completed in the last Quarter
Sub- activity.1	Conduct preliminary fact-finding missions	100%	Completed in the last Quarter
Sub- activity.2	Conduct preliminary assessment in province	100%	Completed in the last Quarter
2.1.1.2	Support appropriate coordinating mechanisms amongst institutional stakeholders	On-going	Since the beginning of the LARA project activities
Sub- activity.1	Support the revival of the Urban Coordination Working Group chaired by MUDA	50%	Throughout this reporting period, the team has been putting pressure on the MUDA leadership to hold this Steering Committee Meetings. In March two Secretariat meetings have taken place. It seems that the 1 st Steering Committee will take place in early May.
Sub- activity.2	Draft regular reports to MUDA & IDLG	On-going	Regular reporting is conducted on a monthly basis according to the format requested by GDMA. The English reports are being translated for further distribution in Jalalabad.
2.1.1.3	Support Improvements to Selected Technical Offices	5%	No physical refurbishment of counterpart offices has yet taken place but SOWs have been drafted and are being finalized.
Sub- activity.1	Identify priority training needs and infrastructural requirements	80%	
Sub- activity.2	Recommend improvements	80%	
Sub-activity.3	Verify availability of working space for team	100%	Completed in the last Quarter.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub-activity.4	Negotiate limited working space	100%	Completed with the establishment of a working space for the team in Jalalabad municipality in December 2011.
2.1.2	Provide Urban Planning Technical Assistance in Areas such as Urban Policy Recommendations, Plan Development and Improvements to Planning Processes, Informal Settlements Upgrading, Urban Information Systems, Review and Recommend Improvements to Land Use Regulations and the Legal Urban Planning Framework	On-going	This activity represents the core of what component 1 is all about and will be undertaken throughout the project.
2.1.2.1	Assess Urban Planning Issues	80%	On-going to update trends and changes on the ground
Sub- activity.1	Preliminary Meetings at central and provincial level	100%	Completed in the last Quarter
Sub- activity.2	Conduct Socio-Economic & Housing Baseline Survey in informal settlements	95%	Draft Survey Report reviewed the first week of April. Final Survey Report to be submitted by the end of April.
Sub-activity.3	Collate information from other agencies	On-going	Information about 'Who is Doing What Where in Jalalabad' is constantly updated and partly visualized in the GIS map.
Sub-activity.4	Conduct community mobilization activities	20%	This activity is on-going and will be undertaken throughout the planning and upgrading efforts in Jalalabad.
2.1.2.2	Improve GIROA and Stakeholder Coordination	On-going	The LARA project team is taking part and supporting any coordination event that counterparts and other stakeholders are organizing.
Sub- activity.1	Take part and contribute to Urban Coordination Meetings	On-going	On a monthly basis both in Jalalabad and Kabul.
Sub- activity.2	Develop communication strategy	0%	Activity to begin next quarter.
Sub-activity.3	Support coordination and MUDA communication and outreach	0%	Activity to begin next quarter.
2.1.2.3	Draft Joint Urban Planning Procedures	0%	Improved urban planning procedures have not been formally drafted yet. The process will start in the months to come.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Review available procedures	25%	Procedures for urban planning are already available as part of the work inherited from USAID/ICMA; these have been extensively used as training material in 2009. Counterparts have expressed interest in developing appropriate procedures for upgrading, on the basis of KURP's documents, as well as developing joint planning procedures for the review of the city plans of Jalalabad
Sub- activity.2	Develop draft Urban Planning Procedures	5%	The LARA project will respond to GDMA's request for assistance to develop implementation guidance for its strategic plans.
2.1.2.4	Organize Legal Clinics aimed at reviewing land-related and urban planning legislation	0%	This activity will take place between now and July.
Sub- activity.1	Review of relevant urban laws & regulations	0%	This will be part of the SOW of a legal urban specialist that is due to join the team in 2012.
Sub- activity.2	Support legal roundtables	0%	Discussions have held with the Legal Department in MUDA who recognizes that its work until now has mostly focused on internal legal issues and contractual aspects rather than the urban legal framework.
Sub-activity.3	Organization of Legal Clinics	0%	Will be conducted in close coordination with the Legal Department as well as the Norms & Standards Department.
Sub-activity.4	Suggest amendments to the official legislation	0%	None yet, but the institutional assessment and BizClear reports have already highlighted spaces for improvements.
2.1.2.5	Draft Urban Development Guidelines	0%	These will be developed in the months to come as support to the Jalalabad planning effort.
Sub- activity.1	Review available templates	5%	Some guidance is offered by documents developed by ICMA. Examples from neighboring countries will be integrated and discussed with counterparts
Sub- activity.2	Conduct consultations	0%	See above
Sub-activity.3	Draft urban development guideline	0%	See above

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1.2.6	Organize Urban Planning Clinics to improve land use planning processes and outputs	On-going	The team has adopted this approach for all its mapping and planning work
Sub- activity.1	Review current planning processes	On-going	This is taking place primarily through the team's work in MUDA and DUDA
Sub- activity.2	Conduct on-the-job training	On-going	The LARA project privileges on-the-job training. All the Planning Clinics and assessments have been conducted using well-experimented participatory methods. The team has involved a wide range of technical staff from MUDA and Jalalabad Municipality. It has also successfully drawn in younger staff. For example, the team has invited two young engineers from MUDA's City Planning Department (Kabul) to take part the above-mentioned mapping workshops in Jalalabad.
Sub-activity.3	Assist to develop Map of Existing Land Use	85%	A map of existing land use has been developed through a participatory planning exercise (Planning Clinic #2); information is being updated as the team gathers more and more information on commerce and public facilities. It will be further populated by data from the RAMP-UP surveys of commercial spaces.
Sub-actiy.4	Identify key steps in city planning	20%	The team is conducting participatory events that demonstrate the key planning steps in practice with all level staff
Sub-activity.5	Assist to develop Land Use Plan	0%	The team has developed a Land Use Map but feels it is far too early to get involved in Land Use Planning. It will probably start to do so when it will start the discussions over the required land use change for the Campoona area which is the 2 nd area that the project is tasked to upgrade.
2.1.2.7	Incorporate Informal Settlements into GIS-Based City Maps and Plans	50%	While all the information on the informal settlements is already mapped, from the areas to the plot boundaries, this still has to be shared in digital form with the authorities.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Develop and configure AICRS	70%	To date, LARA project's GIS specialist has digitized all parcels in the municipality.
Sub- activity.2	Conduct training of municipal staff	0%	A GIS training course will be delivered in the next month to build the capacity of key municipal staff in this realm
Sub-activity.3	Integrate data into AICRS	0%	
2.1.2.8	Assist Municipalities with Property-Based Revenue Collection	20%	On-going
Sub- activity.1	Assess current procedures and baseline	100%	Completed in the last Quarterly
Sub- activity.2	Develop communication strategy	0%	This will be developed in coordination with municipal staff in the autumn.
Sub-activity.3	Launch and conduct awareness campaigns	0%	As above
Sub-actiy.4	Help to improve recording systems	10%	The OpenTitle software has been developed in Pashtu and is being personalized for the local context. All the data collected by UNDP/ASGP and RAMP-UP will be digitized and will populate the OpenTitle database.
2.1.3	Conduct Upgrading and Formalization Activities in Informal Settlements including Defining Criteria for Selecting Informal Settlements for Upgrading, Upgrading Strategies and Plans, and Recording Properties in Informal Settlements	25%	This activity is on-going, with some activities more advanced than others.
2.1.3.1	Assist MUDA to Develop Criteria for Informal Settlements Upgrading	100%	Completed in this Quarter on the basis of the work already accomplished by MUDA/KURP.
Sub- activity.1	Analyze previous examples of criteria	100%	Completed in this Quarter
Sub- activity.2	Discuss criteria with counterparts	100%	Completed in this Quarter
Sub-activity.3	Finalize draft criteria	100%	Completed in this Quarter
2.1.3.2	Conduct Upgrading & Formalization Workshop	100%	Completed in the last Quarter

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Discuss content & logistics with KURP	100%	Completed in this Quarter
Sub- activity.2	Prepare agenda and list of invitees	100%	Completed in this Quarter
Sub-activity.3	Extend invitations in Kabul and provinces	100%	Completed in this Quarter
Sub-activity.4	Hold Workshop	100%	Completed in this Quarter
2.1.3.3	Develop Handbook to Guide Upgrading Work	0%	Will be developed by July 2012
Sub- activity.1	Collate existing handbooks	50%	Material for this task has been collated while writing the SOW for this task
Sub- activity.2	Review with counterparts and other agencies	0%	To take place in the next Quarterly
Sub-activity.3	Draft revised handbook	0%	To take place in the next Quarterly
Sub-activity.4	Submit draft to MUDA for endorsement	0%	To take place in the next Quarterly
Sub-activity.5	Review during implementation works	0%	To take place in the next Quarterly and following
2.1.3.4	Select Informal Settlements	100%	Completed in February
Sub- activity.1	Collate information on Informal settlements	100%	Completed in the past Quarter
Sub- activity.2	Consult counterparts at local and central level	100%	Completed in the past Quarter
Sub-activity.3	Select two or more informal sites	100%	Completed in this Quarter (February 2012) – see details of meeting held with all counterparts in Jalalabad
Sub-activity.4	Draft and sign MoU with counterparts	100%	A letter of agreement was signed by all counterparts who took part to the meeting mentioned above
2.1.3.5	Conduct Legal and Procedural Training	0%	Will take place in the next couple of months
Sub- activity.1	Review legal framework	0%	Next Quarter
Sub- activity.2	Draft recommendations for improvements	0%	Next Quarter
Sub-activity.3	Develop training format	0%	Next Quarter

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub-activity.4	Hold training in for MUDA, Municipality etc	0%	Next Quarter
Sub-activity.5	Draft final procedural recommendations	0%	Next Quarter
2.1.3.6	Develop Communication and Community Outreach Strategy		
Sub- activity.1	Undertake community consultations	0%	Next quarter
Sub- activity.2	Prepare strategy for community mobilization	0%	Next quarter
Sub-activity.3	Information campaign & reporting	10%	On-going activity
2.1.3.7	Develop Community Upgrading Plans	40%	On-going activity
Sub- activity.1	Conduct survey assessments	60%	A primary survey of Araban is completed – awaiting the drafting of a SOW for a topographical and WATSAN survey
Sub- activity.2	Conduct community mobilization activities	15%	Community consultations are on-going
Sub-activity.3	Conduct planning workshops with local authorities	50%	On-going
Sub-activity.4	Hold participatory meetings to assess needs and prioritize upgrading projects	80% (in one site)	On-going
Sub-activity.5	Develop upgrading plans	0%	These are at the stage of prioritization of interventions focusing on environmental improvements
Sub-activity.6	Submit plans for approval	0%	Will be submitted upon completion and endorsement of all counterparts
2.1.3.8	Issue Competitive Tenders for Upgrading Projects	0%	Will probably be phased in two or three different contracts – prior and after July 2012
Sub- activity.1	Draft Scopes of Work for upgrading projects	0%	Next Quarter
Sub- activity.2	Submit to Municipality SoWs for approval	0%	Next Quarter
Sub-activity.3	Conduct procurement training	0%	Next Quarter

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub-activity.4	Develop procurement tenders	0%	Next Quarter
Sub-activity.5	Announce tenders	0%	Next Quarter
Sub-activity.6	Advertise and secure contracts	0%	Next Quarter
Sub-activity.7	Establish inspection procedures for supervision of works	0%	Next Quarter
2.1.3.9	Implement Formalization and Upgrading Work	0%	Next Quarter
Sub- activity.1	Record properties	0%	Next Quarter
Sub- activity.2	Start and conduct upgrading works	0%	Next Quarter
Sub-activity.3	Supervise works	0%	Next Quarter
2.1.4	Evaluate Land Registration System, Design Improvements, Build Capacity, and Speed Automation of Land Records		
2.1.4.1	Assess Supreme Courts Land Registration System		
Sub- activity.1	Recruit subcontractor	30%	Limited bid for subcontractor in early May
Sub- activity.2	Develop diagnostic methodology	100%	
Sub-activity.3	Undertake diagnostic	0%	Delayed; need signed PIL
Sub-activity.4	Analyze and prepare report	0%	Delayed; need signed PIL
2.1.4.2	Support Legal Recognition of Customary Deeds		
Sub- activity.1	Conduct legal review	0%	Activity delayed, need justification
Sub- activity.2	Support legal roundtables	0%	n/a this quarter
Sub-activity.3	Provide legal drafting assistance	0%	n/a this quarter
2.1.4.3	Support Digitization of Customary Deeds		
Sub- activity.1	Prepare SOW (Harakat)	100%	
Sub- activity.2	Conduct tendering process for contracts	0%	Harakat will launch RFP in May
Sub-activity.3	Work on digitalization	0%	Will start next quarter
2.1.4.4	Streamline and Automate Land Records		
Sub- activity.1	Conduct system analysis and develop specifications	0%	Activity delayed; need signed PIL; will start next quarter

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Prepare strategy	0%	Activity delayed; need signed PIL; will start Quarter 3
2.1.4.5	Develop SOPs and Service Delivery Standards		
Sub- activity.1	Develop performance standards	0%	n/a this quarter; will start next quarter
Sub- activity.2	Prepare SOP manual	0%	n/a this quarter; will start next quarter
2.1.4.6	Conduct Training Programs		
Sub- activity.1	Prepare training materials	0%	n/a this quarter; will start next quarter
Sub- activity.2	Conduct <i>makhzan</i> customer needs assessment and assess priorities	0%	n/a this quarter; will start quarter 3
2.1.4.7	Expand Procedural & Standards Delivery Awareness		
Sub- activity.1	Prepare communications plan	25%	Complete next quarter
Sub- activity.2	Tender services	0%	n/a this quarter; Will start next quarter
Sub-activity.3	Prepare media materials	0%	n/a this quarter; will start next quarter
Sub-activity.4	Conduct communication campaigns	0%	n/a this quarter; will start net quarter
2.1.5	Evaluate and Reform Inheritance Laws to Support Women's Access to Land		
2.1.5.1	Undertake Gender Assessment	100%	Gender & Dispute Resolution Assessment completed in February 2011
Sub- activity.1	Undertake gender assessment	100%	Same as above
Sub- activity.2	Prepare work plan and SOW	100%	Action Plan and Program Description completed
Sub-activity.3	Prepare partner subcontracts	100%	Completed this quarter February
2.1.5.2	Form Women's Land Rights Task Force & Advocacy Coalition		Inaugural session of WLRTF conducted in December, 2011.
Sub- activity.1	Mobilize women leaders/groups	100%	Completed last quarter 2011
Sub- activity.2	Hold strategy workshop	100%	Deleted from activities in revised work plan.
Sub-activity.3	Form task force	100%	Inaugural meeting of Task Force took place December 15, 2011
Sub-activity.4	Support task force operations	On going	On-going every month

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1.5.3	Evaluate Legislation and Assist With Legal Reforms		Legislation evaluated and reforms Dari draft was completed January 2011
Sub- activity.1	Conduct legal review/assessment	80%	Legal review was completed by December 2011 as part of Gender assessment.
Sub- activity.2	Support legal advocacy through Advocacy Coalition	0%	Scheduled for option period
Sub-activity.3	Provide legal drafting assistance	0%	Scheduled for April 2012
Sub- activity.4	Hold roundtables / community conversations on lessons learned	20%	Scheduled for 30 May 2012(all planning s done during this quarter, printed material designed
2.1.5.4	Raise Women's Inheritance and Land Rights Awareness	100%	Grantee is selected. Started their activities 11 March 2012
Sub- activity.1	Prepare communications plan	100%	Completed fourth quarter of 2011
Sub- activity.2	Tender services	100%	RFA finalized and posted in December 2011
Sub-activity.3	Prepare media materials	10%	Billboards are designed , radio messages are developed for upcoming campaign
Sub- activity.4	Conduct communication & advocacy campaigns	10%	Scheduled for second quarter , planning has started and it is completed, the sent for USAID approval
2.1.6	Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions	40%	Survey of customary practices and knowledge, attitudes towards land dispute resolution included in Gender and Dispute Resolution Assessment. In addition, Dr. Ali Wardak's report supplemented results of Gender and Dispute Resolution Assessment. The report has researched and recommended alternative land dispute resolution process and mechanisms that can be customary to, and effective, within the Jalalabad region. These mechanisms will be the basis of the development of CBDR guidelines which will be developed by LARA project's grantee during the next quarter.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1.6.1	Develop Rules and Guidelines for Implementing the Law on <i>Shuras</i> and <i>Jirgas</i>	40%	An Afghan organization for a grant in this regard is identified and the grant package is submitted to USAID for approval.
Sub- activity.1	Assemble evidentiary rules	0%	Deleted from project and RFA
Sub- activity.2	Develop CBDR guidelines	0%	Scheduled for second quarters of 2012
2.1.6.2	Conduct CBDR Trainings and Conflict Resolution	25%	Due to some delays in awarding of the grant for CBDR activities this is scheduled for the option period. However, CBDR's consultant has proposed some alternative process and mechanism used in other regions for discussion in the CBDR forums which will be held during the next quarter.
Sub- activity.1	Identify venue to share knowledge and capture best practice	0%	Due to some delays in awarding of the grant for CBDR activities this is scheduled for the option period.
Sub- activity.2	Develop training materials	0%	Due to some delays in awarding of the grant for CBDR activities this is scheduled for the option period.
Sub-activity.3	Develop and issue sub-contract for local organizations to train leaders	25%	This was part of the RFA for CBDR activities, however, due to delays in awarding of the grant and short time left in the base period, the activities of CBDR during the base period will only focus on developing the <i>Rules</i> and Guideline for CBDR and this activity is planned for the option period.
Sub- activity.4	Train <i>shura/jirga</i> leaders	0%	Scheduled for the option period.
2.1.6.3	Expand Awareness of CBDR	20%	The Draft Communications Strategy has been completed, and contains this activity. After finalized, it will be implemented.
Sub- activity.1	Develop communication strategy	100%	Completed fourth quarter of 2011

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Develop messages and content	0%	Scheduled for option period.
Sub-activity.3	Establish contracts with media providers	0%	Scheduled for option period.
Sub- activity.4	Disseminate materials	0%	Scheduled for option period.
Sub- activity.5	Support media campaigns	0%	Scheduled for option period.
2.1.6.4	Monitor CBDR practices for lessons learned, best practices and potential replication	0%	Scheduled for option period.
Sub- activity.1	Conduct Lessons Learned Workshops	0%	Scheduled for option period.
Sub- activity.2	Revise <i>CBDR Rules and Guidelines Handbook</i>	0%	Scheduled for option period.
Sub-activity.3	Replicate process	0%	Scheduled for option period
2.1.6.5	Strengthen Procedural Rules on CBDR	0%	Not to be activated. Procedural rules never developed.
Sub- activity.1	Conduct forums to build consensus	0%	Please see above
Sub- activity.2	Hold legal workshops to develop procedural rules	0%	Please see above
Sub-activity.3	Conduct legal drafting	0%	Please see above
2.2	2.2 LEGAL FRAMEWORK COMPONENT: PROVIDE TAILORED ASSISTANCE TO ARAZI TO IDENTIFY, MANAGE, LEASE, AND OBTAIN REVENUE FROM AFGHAN GOVERNMENT LANDS AND PROVIDE TECHNICAL ASSISTANCE		
2.2.1	Provide Tailored Technical Assistance to ARAZI on Its Operations		
2.2.1.1	Develop Consensus on Project Activities through Strategic High-Level Meetings	90 %	Consensuses have been reached on the project activities, timeline, process and procedure for LARA project activity implementation, but still PILs will strengthen the cooperation between USAID's LARA project and counterparts in the near future.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Undertake high-level meetings	88%	Number of high level meetings hosted with MAIL, Arazi, IDLG, AGCHO, Cadastral office and the other respective counterparts.
Sub- activity.2	Negotiate terms of MOU	50%	The PIL is drafted and had been submitted to USAID for further process.
2.2.1.2	Develop Information Technology Plan (ITP)	97%	The LARA project's Information Technology (IT) consultant completed the assessment and presented the final report.
Sub- activity.1	Conduct ARAZI business area analysis	40%	LARA project technical team and Arazi agreed to conduct the business area analysis and design the entire work flow for the system development process.
Sub- activity.2	Develop and approve SITP	70%	LARA project will consider the recommendations in accordance to the anticipated approve work plan of LARA project in near future.
2.2.1.3	Configure ALRMIS	0%	This activity will take place after the completion of assessment.
Sub- activity.1	Develop system requirements	0%	This activity will take place after the completion of assessment.
Sub- activity.2	Develop prototype and conduct on-the-job training	0%	This activity will take place after the completion of assessment.
Sub- activity.3	Deploy system to regions	0%	This activity will take place after the completion of assessment.
Sub- activity.4	Conduct ALRMIS training	0%	This activity will take place after the completion of assessment.
2.2.1.4	Strengthen ARAZI's Institutional Structure and Operational Efficiency	80%	LARA project has commenced Institutional Assessment of Arazi to identify all technical and non-technical shortcomings and gaps.
Sub- activity.1	Undertake needs assessment	85%	LARA project has completed Institutional Assessment of ARAZI to identify all technical and non-technical shortcomings and gaps.
Sub- activity.2	Assess human resources needs and develop job descriptions	0%	This activity will take place during the next quarter.
Sub- activity.3	Prepare training plan	100%	LARA project prepared the training plan and obtained Arazi and USAID comments, too and the implementation of the trainings has already started accordingly.
Sub- activity.4	Conduct necessary management training	20%	The foundation of this activity has been initiated and the training has started for the Kabul region as per the agreed plan.
2.2.1.5	Improve Methodologies to Inventory and Classify State-Owned Land	0%	This activity will take place during the next quarter.
Sub- activity.1	Develop and test methodology	0%	This activity will take place during the next quarter.
Sub- activity.2	Automate routines	0%	This activity will take place during the next quarter.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.3	Conduct training in use and application	0%	This activity will take place during the next quarter.
Sub- activity.4	Finalize ALRMIS configuration	0%	This activity will take place during the next quarter.
2.2.1.6	Develop Land Valuation Models for Leasing Fee Calculations	40%	LARA project short term valuation consultant has presented information on various approaches for land valuation and a variety of comments and suggestions have been already collected from colleagues that helped the consultant to continue to move forward on the land valuation activities.
Sub- activity.1	Develop model(s)	0%	This activity will take place during the next quarter.
Sub- activity.2	Perform pilot testing and refinement	0%	This activity will take place during the next quarter.
Sub- activity.3	Incorporate into ALRMIS	0%	This activity will take place during the next quarter.
2.2.1.7	Conceptualize of Afghan Land Information System (AFLIS)	0%	This activity will take place during the next quarter.
Sub- activity.1	Conceptual planning for AFLIS (standards, data)	0%	This activity will take place during the next quarter.
2.2.2	Conduct BizCLIR/CLIR Real Estate Registration and Real Property Legal Framework Diagnostics to Evaluate Existing and Proposed Legal Framework for Real Estate and Draft Changes to Real Estate Legislation as Needed	100%	This activity has been completed during the last quarter and the LARA project legal team completed the final draft of the BizCLIR report and the associated Land Legislative Priority List. The report provides information about all land related laws, regulations, policies and procedures. Finally, the CLIR/BizCLIR Assessment report and the Land Legislative Priority List and the legislative matrix were presented and submitted to USAID.
2.2.2.1	Conduct BizCLIR Assessment	100%	This activity has already been completed.
Sub- activity.1	Find out about other projects	100%	This activity has already been completed.
Sub- activity.2	Conduct assessment	100%	This activity has already been completed.
Sub- activity.3	Analyze and prepare report	100%	This activity has already been completed. Land Legislative Priority List was produced.
Sub-activity.4	Develop roadmap of legal reforms and priorities	100%	This activity has already been completed. The land legislative priority list is as the roadmap of the legislation and the project is working on some pieces such as LML, and Cadastral law now.
2.2.2.2	Commission Policy Reviews and Field Investigations	0%	This activity will take place during the next quarter.
Sub- activity.1	Prepare periodic SOWs	0%	This activity will take place during the next quarter.
Sub- activity.2	Perform ongoing investigations	0%	This activity will take place during the next quarter.
Sub- activity.3	Conduct policy workshops	0%	This activity will take place during the next quarter.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.2.2.3	Support Legislative and Regulatory Reforms	80%	Following to the BizCLIR Report recommendations, LARA project's legal team has conducted the Land Management Law amendment consultation workshop with Arazi. The legal team has proposed certain new amendments into the LML. The provincial consultation workshops will take place during the next quarter, too.
Sub- activity.1	Facilitate public hearings/roundtables	25%	The amended of LML was being introduced to supreme court in reference to the following official records: the official letter No. 3972/dated 1390/10/05 and the LARA project legal team along with Arazi's legal team will work together to follow up on the progress of this major process and they will update both the management of LARA project and Arazi accordingly.
Sub- activity.2	Conduct legal/policy training	0%	This activity will take place during the next quarter.
Sub- activity.3	Draft legislation/regulations	40%	The teams worked on the amendments and currently are working on some procedures which are needed under the LML. The team has also started the work with AGCHO on drafting a comprehensive AGCHO law.
2.2.2.4	Conduct Communications Campaign to Inform Citizens of Legal and Policy Change	0%	This activity will take place during the next quarter.
Sub- activity.1	Prepare media materials	0%	This activity will take place during the next quarter.
Sub- activity.2	Conduct PIA training	0%	This activity will take place during the next quarter.
Sub- activity.3	Issue subcontracts to NGOs and media providers	0%	This activity will take place during the next quarter.
Sub- activity.4	Conduct communication campaigns	0%	This activity will take place during the next quarter.
2.2.2.5	Establish Baselines and Conduct Knowledges, Attitudes, and Practices (KAP) Surveys	0%	This activity will take place during the next quarter.
Sub- activity.1	Baseline established: CLIR/BizCLIR assessment	90%	In the CLIR and BizCLIR assessment it is clear that what are the major gaps and based on that a land legislative priority list is prepared which is attached to the final report and that list gives a broader understanding of the baseline for the land related legislations.
Sub- activity.2	KAP survey	0%	This activity will take place during the next quarter.
2.2.3	Assist ARAZI to Develop Models for Resolving Land Disputes between MAIL and Private Individuals/Businesses; Further Support Implementation of Decree 638 on the Independent Board for the Restitution of Illegally Occupied Properties		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.2.3.1	Assist with Design of Land Dispute Resolution Procedures	80%	In the institutional assessment of Arazi, the land dispute resolution department was explained and the project put some practical recommendations for proper functionality of the department and recently the technical team of the project has received a copy of their procedure which has been approved by the Minister of MAIL and the project team will provide comments and recommendations to be considered in the procedures.
Sub- activity.1	Undertake comparative analysis	0%	This activity will take place during the next quarter.
Sub- activity.2	Develop case management features	0%	This activity will take place during the next quarter.
Sub- activity.3	Prepare report	0%	This activity will take place during the next quarter.
2.2.3.2	Evaluate AMLAK Dispute Case Management Systems and Assist With New Procedures	0%	This activity will take place during the next quarter.
Sub- activity.1	Evaluate case management	0%	This activity will take place during the next quarter.
Sub- activity.2	Prepare assessment report	0%	This activity will take place during the next quarter.
Sub- activity.3	Amend systems and procedures	0%	This activity will take place during the next quarter.
2.2.3.3	Support Integration of AMLAK Data and Case Management	0%	This activity will take place during the next quarter.
Sub- activity.1	Undertake inventory of land disputes handled by ARAZI	0%	This activity will take place during the next quarter.
Sub- activity.2	Assemble and consolidate data	0%	This activity will take place during the next quarter.
Sub- activity.3	Integrate with ALRMIS	0%	This activity will take place during the next quarter.
2.2.3.4	Support Design of Land Dispute Management System	0%	This activity will take place during the next quarter.
Sub- activity.1	Design case management system	0%	This activity will take place during the next quarter.
Sub- activity.2	Integrate data into ALRMIS	0%	This activity will take place during the next quarter.
2.2.3.5	Support Transparency and Public Information and Awareness	0%	This activity will take place during the next quarter.
Sub- activity.1	Develop communications plan	0%	This activity will take place during the next quarter.
Sub- activity.2	Communications roll-out	0%	This activity will take place during the next quarter.
Sub- activity.3	Conduct land resolution training courses	0%	This activity will take place during the next quarter.
2.3	2.3. CAPACITY BUILDING COMPONENT.BUILD CAPACITY OF PRIVATE SECTOR SERVICE PROVIDERS AND PUBLIC INSTITUTIONS TO PROVIDE LAND-RELATED SERVICES TO AFGHAN PRIVATE AND PUBLIC SECTORS		
2.3.1	Provide Institutional Support and Strengthen Capacity of Land Service Providers in Areas of Organization, Financial Management, Procurement, Contracting, and Reporting	100%	Up to date all of the LARA project's private sector partners have been received training through USAID's LARA in Financing, Budgeting, Procurement and Inventory issues. While the public sector partners training in Management, contracting, Organization Development and Report Writing has been planned and will implemented during the 3 rd quarter 2012.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.3.1.1	Undertake Institutional Diagnostic of Service Providers	100%	Institutional Diagnostic of Service Providers has already done
Sub- activity.1	Develop diagnostic methodology	100%	Diagnostic methodology are developed and applied in early June 2011.
Sub- activity.2	Undertake diagnostic	100%	Diagnostic methodology of private sector service providers has already been taken placed in June 2011.
Sub- activity.3	Analyze and prepare report	100%	The report is completed and sent out to the management and through management to USAID.
2.3.1.2	Prepare Training Strategy	100%	Training Strategy has already been developed
Sub- activity.1	Design training strategy	50 %	Actually, a number of strategies developed to indicate how the Arazi staff capacity building looks like in the central as well as in the sub-national level. As a result, it was decided to implement the training courses in four regional centers: Herat (drawing staff from the southern and western regions); Mazar-e-Sharif (drawing staff from the northern and northeastern regions); Jalalabad (covering the eastern region); and Kabul (covering the central and southeastern regions).
Sub- activity.2	Prepare training materials	100 %	USAID's LARA project provided assistance to Arazi in development of a technical manual of training to train the Arazi professional staff through the mentioned developed manual in Land Management Laws in the area of land clearance, land transfer , land lease , land grabbing and land dispute resolution
Sub- activity.3	Review by service providers	50 %	The Technical Training Manual in Land Management Law had been developed by the LARA project team and sent out to Arazi for review and comment. The Arazi team reviewed the training manual (first draft) and put their comments and feedback on it. As soon as the comments inserted in the manual, then the second draft also will be shared with Arazi team for further comments.
Sub- activity.4	Prepare strategy	100%	Training strategy has already been developed
2.3.1.3	Support Institutional Capacity Building of Land Service Providers in the Public and Private Sectors		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Prepare venues	50%	As most of the trainings had been subcontracted for private sector partners, therefore the venue of the trainings provided by the training providers in the previous quarters.
Sub- activity.2	Establish grants for training providers	0	
Sub- activity.3	Perform communication and outreach activities	0	
Sub- activity.4	Conduct training courses	40 %	Fraud Detection & Prevention , Open Title , Basic IT Skills , and Sustainable Urban Land Use Planning Online training courses have been conducted to Municipality of Jalalabad , Arazi , WADAN, TLO, CRA , LR and the rest of the planned trainings are planned to the forthcoming quarter .
2.3.2	Provide Technical Support and Capacity Building in Technical Services		
2.3.2.1	Conduct Needs Assessment for Technical Capacity (Private Sector Partners)	100%	Has already done in the previous quarters
Sub- activity.1	Recruit subcontractor	50%	A number of the subcontractors for public sector partners have been recruited such as Inteqal LLC for conducting Basic Management Training to Arazi staff over the country. In addition, for developing Basic IT Training course the Higher Education Institute of Karwan (HEIK) hired to conduct the Basic IT Training courses to Municipality of Jalalabad, GDMA, Arazi and MUDA.
Sub- activity.2	Develop diagnostic methodology	100%	Diagnostic methodology are developed and applied in early June 2011.
Sub- activity.3	Undertake diagnostic	100%	Diagnostic methodology of private sector service providers has already been taken placed in June 2011.
Sub- activity.4	Analyze and prepare report	100%	The report is completed and sent out to the management and through management to USAID.
2.3.2.2	Conduct Inventory of Existing Training Programs and Materials	100%	Done
Sub- activity.1	Conduct inventory	100%	The inventory of the training outlines and materials of training providers such as Inteqal , AIMS, HEIK, Core Skills , Liwal and other providers has been reviewed

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Design training strategy	100%	A proper strategy of the training for public service providers such as Arazi, Municipality –Jalalabad and AGCHO has been developed and shared with Arazi senior management as well as AGCHO director.
Sub- activity.3	Prepare short courses and training materials	100 %	Training materials for Basic IT Skills and Basic Management Skill training courses have been developed by Inteqal LLC and HEIK and shared with Arazi. Arazi ,
Sub- activity.4	Review by service providers	100%	After reviewing the materials by senior management of Arazi , the materials were approved by both the LARA project and ARAZI
2.3.2.3	3. Conduct Technical Short Courses		
Sub- activity.1	Establish grants to training providers	0	
Sub- activity.2	Perform communications and outreach	0	
Sub- activity.3	Conduct trainings in Kabul	0	
Sub- activity.4	Conduct trainings in Municipality	100%	Open Title Software training has been conducted to 16 staff of Municipality – Jalalabad in 2 nd quarter
2.3.2.4	Provide Training in Land Dispute Resolution and Facilitation Techniques		
Sub- activity.1	Conduct inventory	0	
Sub- activity.2	Establish joint training methodology	0	
Sub- activity.3	Conduct communication and community mobilization activities	0	
Sub- activity.4	Conduct trainings	0	
2.3.2.5	Support Survey and Mapping, Cadastral Systems, and GIS Instruction at Kabul Educational Institutions		
Sub- activity.1	Conduct curriculum review	100%	Was done in the 2 nd quarter of 2011
Sub- activity.2	Set courses/prepare materials	100%	A course has been designed and is ready for delivery; delivery will be made once GIS labs and equipment are upgraded. An extensive list of reference text books has been prepared for three educational institutions. The procurement process for the books is underway and waiting for competitive quotes.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.3	Refurbish facilities	15%	Currently in the planning process since completing site visits. Assistance to geosciences faculty at Kabul University is on hold until internal legal/political problems are sorted out by the university. First steps to refurbish AGCHO Training Institute are pending USAID approval to engage consulting services of Electrical Engineer.
Sub- activity.4	Conduct training	0	Not started; Forward movement on preceding activities is needed.
2.3.3	Capacity Building and Training in MUDA, IDLG, AGCHO, and the Selected Municipality for Urban Planning (including Informal Settlement Upgrading), Plan Implementation, Development Control (Enforcement) and Monitoring		
2.3.3.1	Institutional and Technical Assistance to AGCHO	0	Predicated on the following subtasks as well as refurbishment of physical facilities.
Sub- activity.1	Establish technical policies and procedures as required by AGCHO	0	Business area analysis for implementation of Multicadastre been completed for AGCHO Cadastral Department. Waiting for USAID approval of ADS for the Cadastral Data Management System.
Sub- activity.2	Develop, configure and operationalize digital cadastral data management system	0	The BAA and SRS for AGCHO Cadastral Office in Kabul and Jalalabad are in progress and are due end of July. To operationalize the Cadastral Data Management System will require hardware and software installation. The software is pending ADS approval and the hardware will need to go through the formal procurement process.
Sub- activity.3	Conduct on-the-job training	0	Not started.
2.3.3.2	Assess Skill Needs and Train Municipal and MUDA Officials		
Sub- activity.1	Conduct skills needs assessment	100%	A comprehensive need assessment of MUDA staff has been conducted in 1 st quarter
Sub- activity.2	Develop training strategy	80%	Based on the assessment, a first draft of the training strategy for MUDA completed and would be shared with MUDA in Kabul and DUDA in Jalalabad.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.3	Hold training courses	20%	Mapping and Land Use Planning training to MUDA and Open title soft Ware training to municipality of Jalalabad delivered.
Sub- activity.4	Offer online training	50%	So far, 4 MUDA staff received training in Sustainable Land Use Planning and Street & City Management through Online training course held through World Bank and sponsored by the LARA project
Sub- activity.5	Conduct on-the-job training	0%	Not yet
2.3.3.3	Expand Supply of Planners and Increase Market Flexibility	0%	Has not been done so far
Sub- activity.1	Evaluate the Faculty of Engineering's urban planning curricula at Kabul University and its Strategic Plan	0%	
Sub- activity.2	Conduct training	0%	
Sub- activity.3	Offer internships	0%	
2.4	CROSS-CUTTING COMPONENTS: GENDER AND COMMUNICATIONS		
2.4.1	Ensure Gender Equity Issues are applied across all Components	40%	The assessment is completed , it will be analysis and based on the analysis it will be implemented
2.4.2	Coordinate Communications and PIA Strategies across All Components		
2.4.2.1	Develop Communications Strategic Plan for Project Activities	10%	On-going activity
Sub- activity.1	Undertake consultations w/project partners, GIRA, and component managers	0%	Activity to begin next quarter
Sub- activity.2	Prepare over-arching communications strategy	10%	Activity to be prepared next quarter
Sub- activity.3	Implement Communications Strategic Plan	0%	Activity to begin next quarter

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